Whitakers
Estate Agents

# 15 Runnymede Lane, Hull, HU7 3AD

## £220,000

LOCATED IN THE HIGHLY SOUGHT-AFTER KINGSWOOD AREA, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED FAMILY HOME IS OFFERED IN TRUE MOVE-IN CONDITION WITH NO ONWARD CHAIN, MAKING IT IDEAL FOR BUYERS LOOKING FOR A HASSLE-FREE PURCHASE.

THE PROPERTY OFFERS GENEROUS AND WELL-BALANCED ACCOMMODATION, PERFECTLY SUITED TO MODERN FAMILY LIVING.

TO THE GROUND FLOOR, THE HOME FEATURES A SPACIOUS AND INVITING LOUNGE TO THE FRONT, WHILE TO THE REAR THERE IS A STYLISH KITCHEN DINER, IDEAL FOR BOTH EVERYDAY LIVING AND ENTERTAINING. A CONVENIENT DOWNSTAIRS CLOAKROOM COMPLETES THE GROUND FLOOR.

UPSTAIRS, THE PROPERTY CONTINUES TO IMPRESS WITH THREE WELL-PROPORTIONED BEDROOMS, ALL BENEFITING FROM MODERN FITTED WARDROBES. THE MASTER BEDROOM ENJOYS ITS OWN EN SUITE, IN ADDITION TO A CONTEMPORARY FAMILY BATHROOM SERVING THE REMAINING ROOMS.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE, CONDITION, AND LOCATION THIS FANTASTIC HOME HAS TO OFFER.

## Entrance Hall

Well proportioned entrance hall, offering a storage cupboard. Carpeted, and leading to:

## Cloak Room

Spacious downstairs cloak room, with a UPVC window to the front aspect, a low level WC and a pedestal sink. Well presented tile flooring throughout, with partially tiled walls.

## Lounge

Spacious lounge to the front of the property, with carpet throughout, a radiator, and a large UPVC window to the front aspect.

## Fitted Kitchen/Diner

A well proportioned kitchen/dining room, with LVT flooring throughout, a radiator, and French doors to the rear, leading to the gardens. The fitted kitchen comprises of a ceramic sink, and a gas hob, with all integrated appliances, including the convenience of a dishwasher.

## Bedroom 1

The master bedroom benefits from its own en-suite, and fitted wardrobes. Carpeted throughout with a UPVC window to the rear aspect.

## En-Suite

Tiled flooring, with a UPVC window to the rear aspect. Comprises of a shower with an independent closure, a pedestal sink, and a low level WC.

## Bedroom 2

Second double bedroom, carpeted throughout, with fitted wardrobes, a radiator, and a UPVC window to the front aspect.

## Bedroom 3

Comprising fitted wardrobes, carpeted throughout with a radiator and a UPVC window to the front aspect.

## Family Bathroom

Tile flooring with a bath, overhead shower, a pedestal sink and a low level WC, with a UPVC window to the rear aspect.

## Garage

Spacious brick garage to the rear of the property, with an additional off street parking space for one vehicle to the side.

## Gardens

Low maintenance, rear garden, partially paved with partial turf.

## Council Tax

Hull City Council tax band D

## Tenure

Freehold

## EPC

EPC Rating C

## Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

## Material Information:

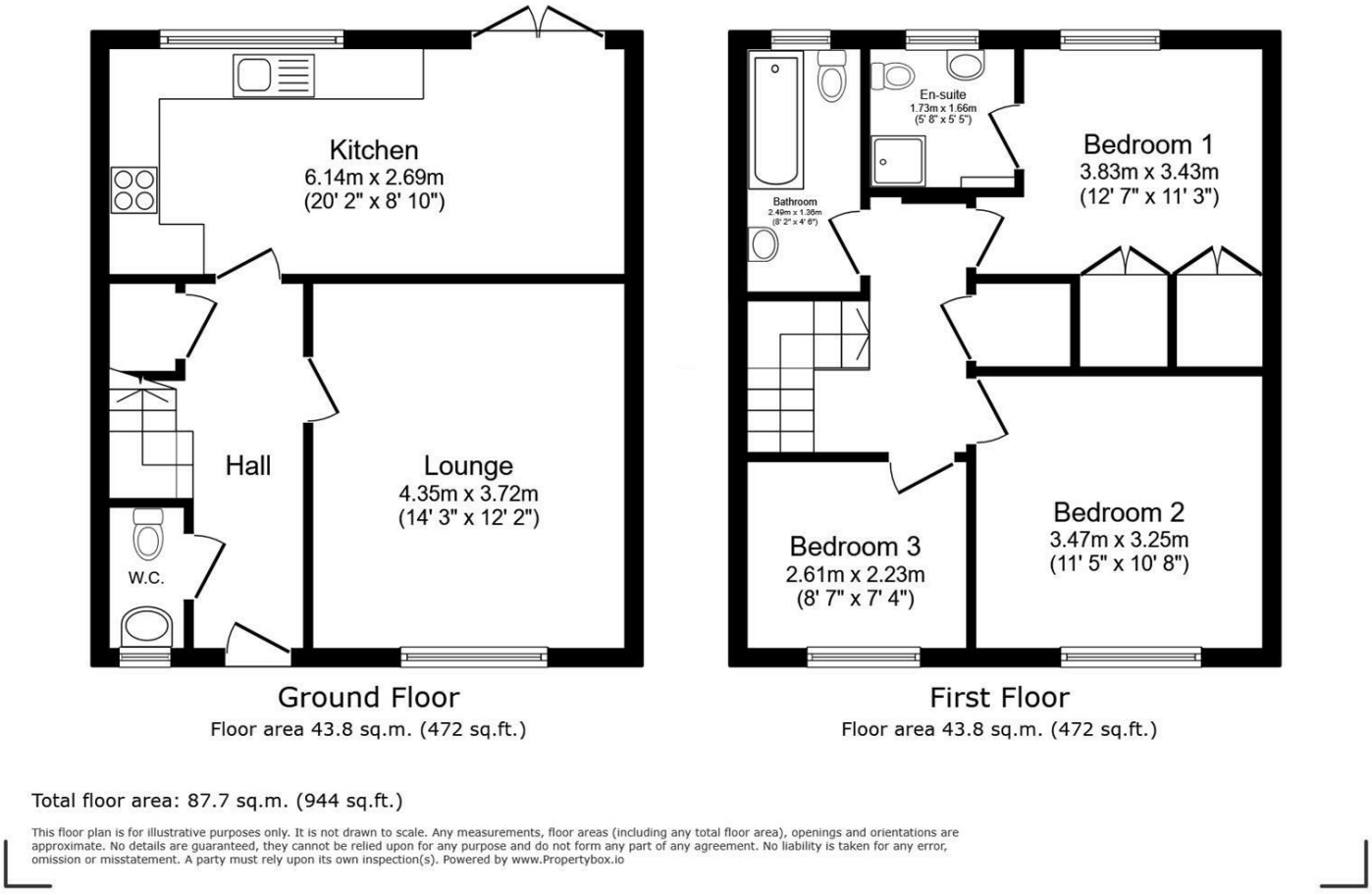
Construction - brick under tile
Conservation Area - no
Flood Risk - Very Low
Mobile Coverage/Signal - EE/Three/Vodafone/O2
Broadband - Ultrafast 10000 Mbps
Coastal Erosion - no
Coalfield or Mining Area - no
Planning - no

## Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for

the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

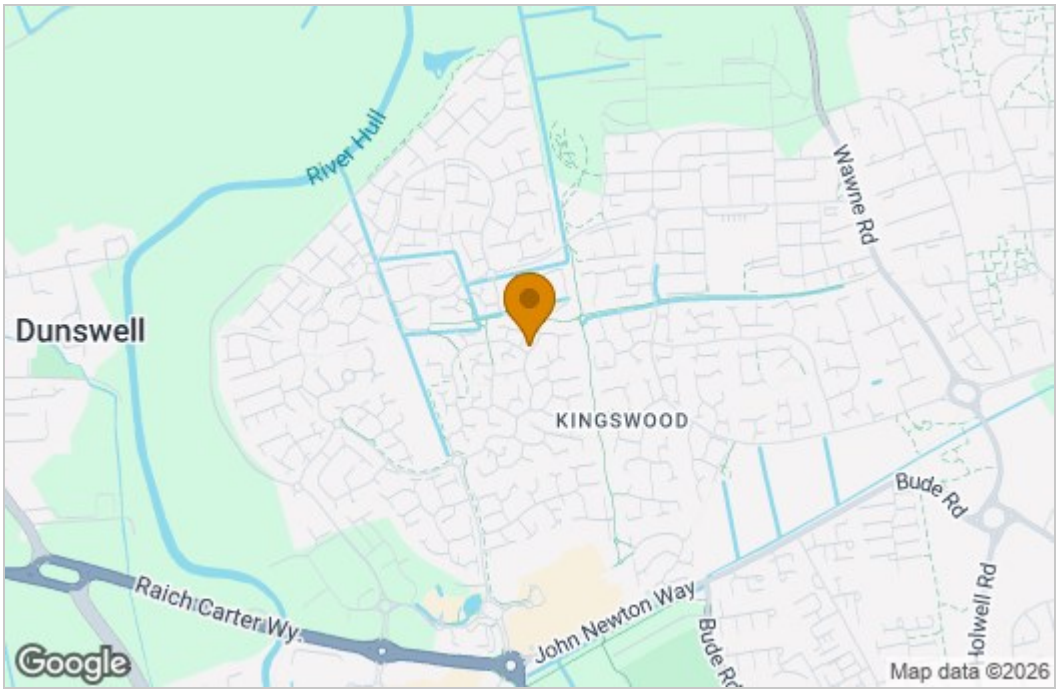
## Floor Plan



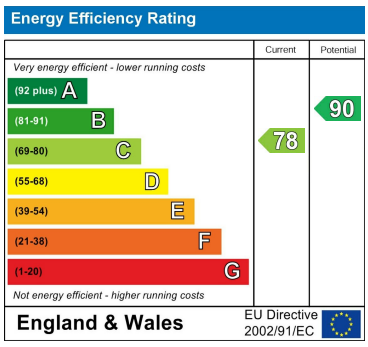

Total floor area: 87.7 sq.m. (944 sq.ft.)

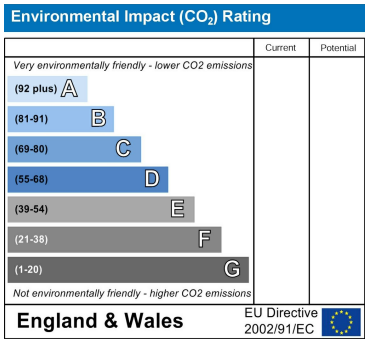
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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