



SYMONDS + GREENHAM

Estate and Letting Agents



101 Richmond Way, Hull, HU7 3AB

Offers over £170,000

This stylish and well-presented three-bedroom semi-detached home is perfectly positioned in the heart of Kingswood, just a five-minute stroll from the local primary school and the vibrant village green, packed with shops and amenities.

Step inside to find a welcoming entrance hall leading to a bright and airy living room—ideal for cosy nights in or entertaining guests. The sleek, well-equipped kitchen offers plenty of space for family meals, while a handy ground-floor W/C adds extra convenience.

Upstairs, the spacious primary bedroom comes complete with its own en-suite, while two further bedrooms are served by a modern family bathroom.

Outside, the private rear garden provides the perfect spot to unwind, and with a ten-foot leading to the detached garage and off-street parking, practicality is covered too.

A fantastic opportunity to snap up a stylish home in a sought-after location—don't miss out!

GROUND FLOOR

ENTRANCE HALL

W/C

with low level w/c and pedestal sink basin

LOUNGE

14'1 x 12'0 max (4.29m x 3.66m max)

a well presented living space with electric fire and under stairs storage cupboard

KITCHEN

15'4 x 8'10 max (4.67m x 2.69m max)

with a range of eye and base level units and complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, plumbing for washing machine, space for tumble dryer and space for fridge freezer, with dining area and double doors to the rear garden

FIRST FLOOR

LANDING

BEDROOM 1

12'2 x 9'7 max (3.71m x 2.92m max)

a well presented primary bedroom with door to...

EN SUITE

with low level w/c, pedestal sink basin and corner shower cubicle, with tiles to splash back areas

BEDROOM 2

9'3 x 7'7 max (2.82m x 2.31m max)

a good sized bedroom

BEDROOM 3

7'6 x 5'9 max (2.29m x 1.75m max)

BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment, with tiles to splash back areas

OUTSIDE

a good sized rear garden, mainly laid to lawn, with paved patio area, enclosed by timber fencing with gated access to the tenfoot and garage

GARAGE

with power supply

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

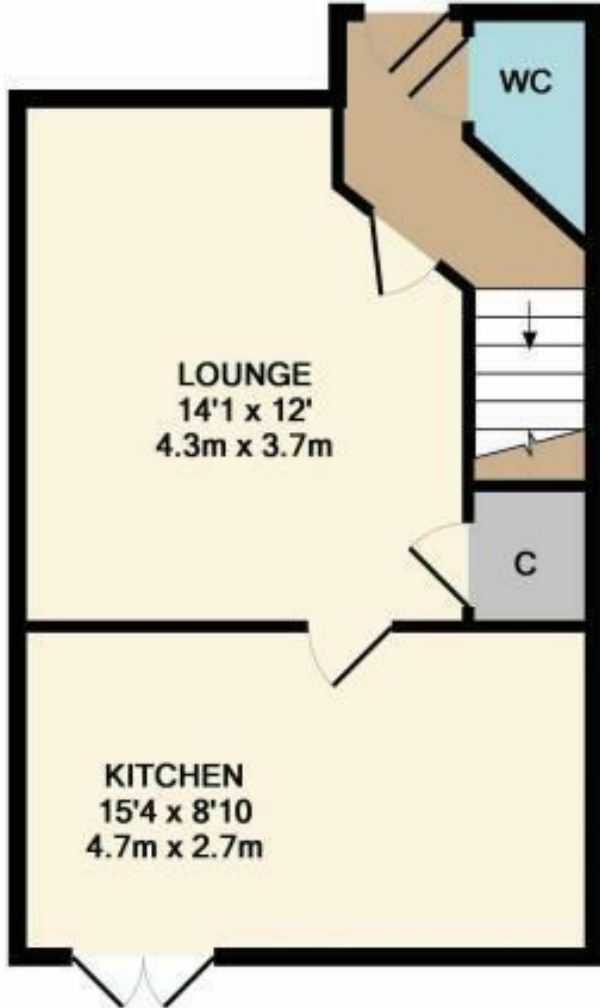
Symonds + Greenham have been informed that this property is

Freehold/Leasehold.

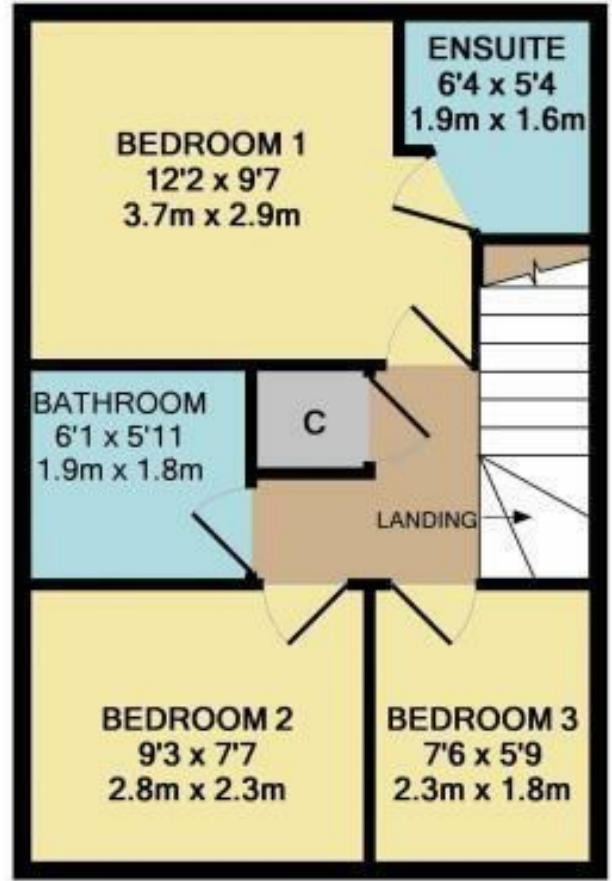
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

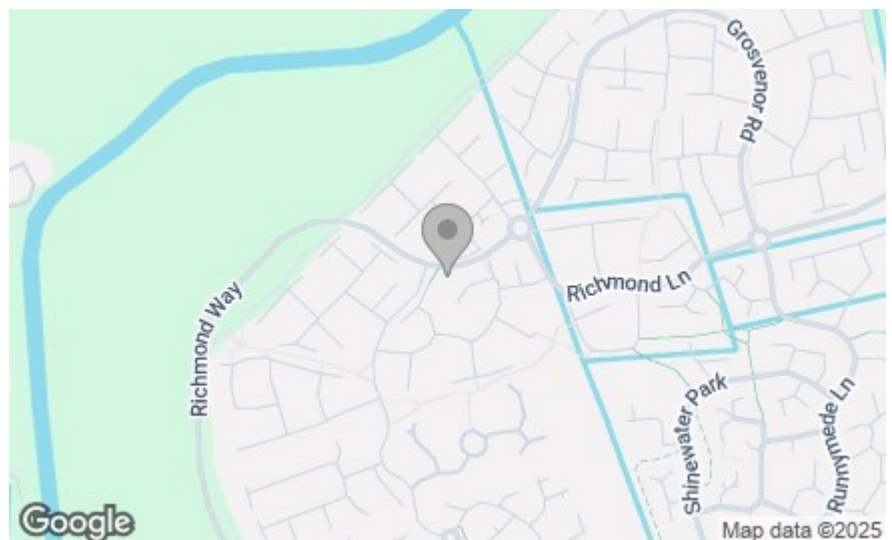


1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

101 RICHMOND WAY, HULL
TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	