



Richmond Lane, Kingswood, Hull HU7 3AE

Asking Price £95,000

AN IMMACULATE ONE BEDROOM FIRST FLOOR APARTMENT WITHIN A STONES THROW FROM THE VILLAGE GREEN AND ALL ITS AMENITIES ~ JUST LOOK AT THE PHOTOS!!!





Summary: With central heating and UPVC double glazing the property briefly comprises entrance hall, large living dining kitchen, bedroom, bathroom, allocated parking.

Location: Kingswood is a modern development of family homes which boasts an ASDA superstore, Boots the Chemist, various quality clothing retailers, McDonalds, David Lloyd Leisure Centre, a cinema, public house, a vast choice of eateries and various other local amenities with further planned in the near future. The area is ideally located for access to the Hull City Centre, the historic market town of Beverley and with easy access to the A63/M62 motorway link.

Accommodation: The property is arranged on one floor and briefly comprises as follows:

Entrance: Via stairs leading to the apartment hallway.

Hallway: Large storage cupboard.

Living Dining Kitchen: Matching range of contemporary base and eye level units with complementing work surfaces and splashbacks, integrated oven, hob, hood, sink unit, plumbing for automatic washing machine, and space for fridge. Ample space for living and dining.

Bedroom: Double room.

Bathroom: Three piece suite comprising pedestal wash hand basin, low level w.c. and panelled bath with shower over and tiles to splashback areas.

Outside: The front of the property is mainly laid to lawn with a pathway leading to the front door and allocated parking space.

Central Heating: The property has the benefit of central heating.

Double Glazing: The property has the benefit of UPVC double glazing.

Council Tax: Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band A.*

Fixtures & Fittings: Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

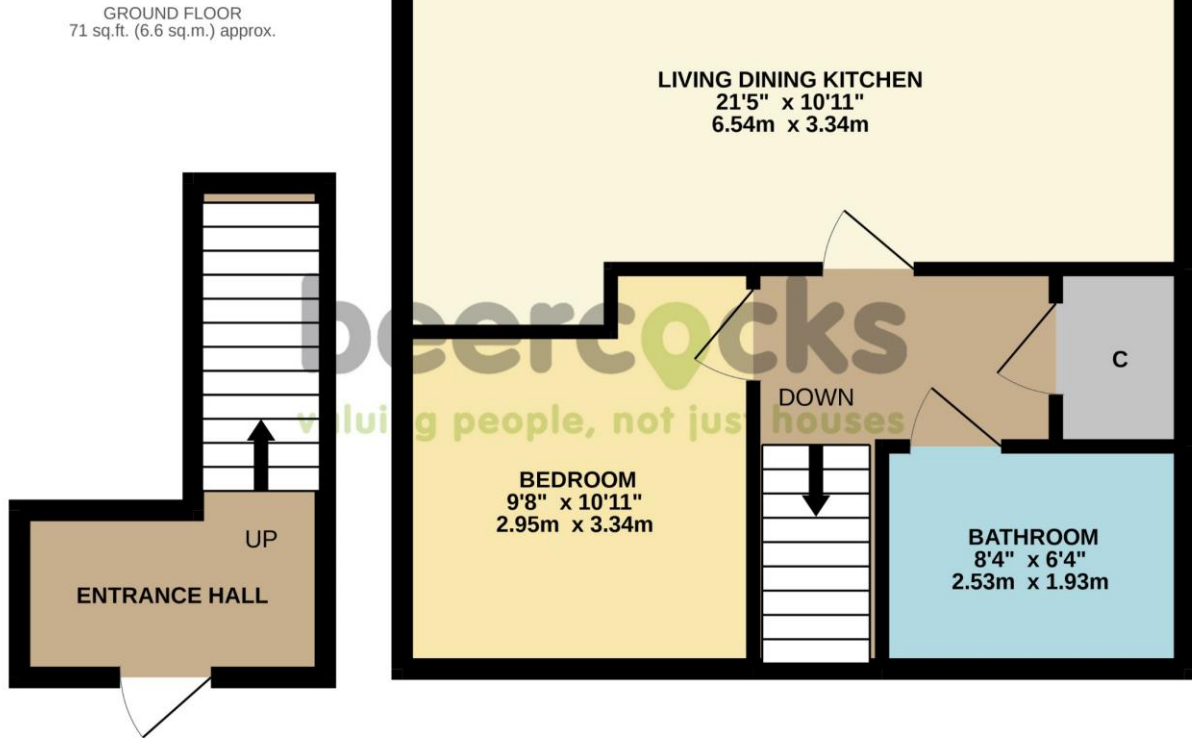
Disclaimer: *The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings: Strictly by appointment with the sole agents.

Mortgages: We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Kingswood Office on 01482 426666. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal: Thinking of selling or struggling to sell your house? More people choose beercocks in this region than any other agent. Book your free valuation now!

FIRST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



RICHMOND LANE, KINGSWOOD HU7 3AE

TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2021.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

KINGSWOOD

16 VILLAGE GREEN WAY, KINGSWOOD PARKS,
HULL, HU7 3DR

T. 01482426666

E. KINGSWOOD@BEERCOCKS.COM

