



**Richmond Way, Hull, HU7 3AB**

**£240,000**

Modern detached house on impressive plot with gardens to 3 sides plus garage. Modern dining kitchen with appliances plus contemporary bathroom, en suite & WC. Modern fittings throughout. Ready to move in with flooring and blinds included as fitted.



# 89 Richmond Way, Kingswood, Hull, HU7 3AB

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus accessible to OFSTED 'Good' Primary and Secondary schools. the property was constructed in 2017 by Charles Church Homes and is still covered by its New Home Structural Warranty.

as you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include feature electric fire, wall units and French doors to lounge plus light dual aspects to the lounge, dining kitchen plus bedrooms 1 and 2. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

There are impressive and well presented gardens to 3 sides with lawns, planting and patio plus store, external power and tap. There is a driveway leading to a single garage with power and light.

Tenure - Freehold  
Council tax - Band D

The property comprises.

## GROUND FLOOR

### Entrance Hall

With floor tiling. Access to store.

### Lounge 18'4" x 10'2" (5.61m x 3.10m)

A light dual aspect room with feature electric fire, wall unit and French doors. With carpets and blinds.

### Dining Kitchen 18'4" x 9'4" (5.60m x 2.87m)

A light dual aspect room having a comprehensive range of modern wall and

base units with complimenting laminate worktops and tiling. With oven, induction hob, hood, fridge freezer, washing machine and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights, floor tiling and blind.

### WC 6'1" x 2'10" (1.86m x 0.88m)

Having contemporary white sanitary ware with tiling, floor tiling and recessed spot lights.

## FIRST FLOOR

### Landing

With fitted carpets. Access to store.

### Bedroom 1 18'4"(max) x 10'4"(max) (5.61m(max) x 3.17m(max))

A light dual aspect room with carpets and blinds.

### En Suite 7'1" x 3'10" (2.18m x 1.19m)

Having contemporary white sanitary ware with double shower, tiling and floor tiling.

### Bedroom 2 10'5" x 9'1" (3.18m x 2.79m)

A light dual aspect room with carpets and blinds.

### Bedroom 3 9'0" x 7'6" (2.75m x 2.31m)

With carpets and blinds.

### Bathroom 7'1" x 6'1" (2.18m x 1.87m)

Having contemporary white sanitary ware with tiling, floor tiling and blind.

## EXTERNAL

There are impressive and well presented gardens to 3 sides with lawns, planting and patio plus store, external power and tap. There is a driveway leading to a single garage with power and light.





