



Calvert Lane, Hull, HU4 6DF

Offers Over £165,000


**Philip
Bannister**
Estate & Letting Agents

Platinum Collection



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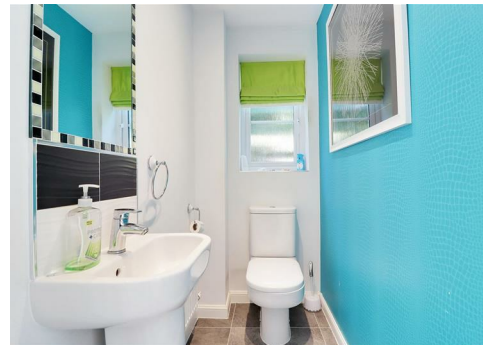
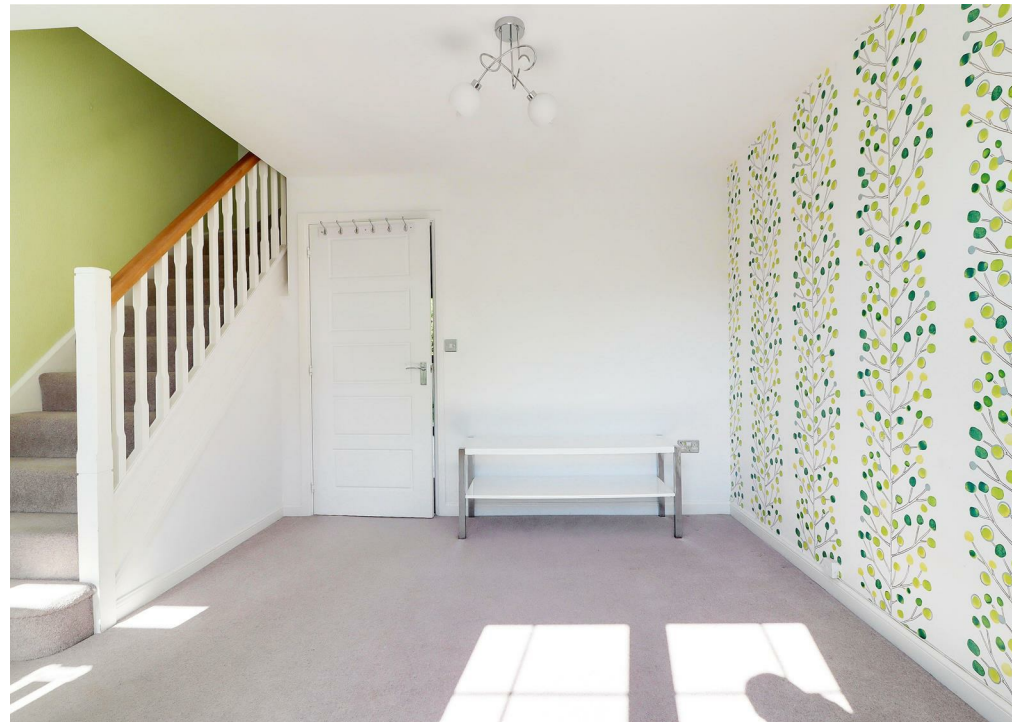
Offered with no chain involved is this charming semi-detached house located on Calvert Lane in Hull. This ex-show home boasts a delightful interior with two double bedrooms, bathroom, a cosy lounge, a spacious dining kitchen, and a convenient cloakroom/w.c. The property also features a pleasant rear garden, perfect for relaxing or entertaining guests. Situated in a popular location, this home offers easy access to the city centre, local amenities and schools. The property also has a parking space and a garage. Early viewing is a must on this property and would ideally suit the first time buyer.



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Key Features

- Excellent Location with No Chain Involved
- Close to Local Amenities and Schools
- Entrance Hall, Lounge, Inner Lobby
- Cloakroom/w.c., Dining kitchen
- Two bedrooms, Bathroom
- Parking Space, Garage and Rear Garden
- Early Viewing Is A Must
- EPC - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(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	

ANLABY HIGH ROAD

Ideally located off Anlaby High Road/Spring Bank West close to local amenities and is ideally positioned to the West of the City for shops, schools and public transportation. Good road connections are easily access to the Clive Sullivan Way/A63/M62 motorway links & Hull City Centre.

ENTRANCE HALL

with double glazed entrance door and radiator.

LOUNGE

12'8 x 12'11 (3.86m x 3.94m)

with double glazed window to the front elevation, radiator and stairs to first floor.

INNER HALL

with storage cupboard.

CLOAKROOM/W.C.

with two piece white suite, comprising w.c., wash hand basin, vinyl flooring, inset lights, radiator and double glazed window to the side elevation.

DINING KITCHEN

8'7 x 12'11 (2.62m x 3.94m)

with a range of base and wall units, laminate work surfaces, drawers, gas hob, electric oven, extractor hood, stainless steel sink unit, vinyl floor covering, built in fridge, freezer and dishwasher, boiler, radiator and double glazed French doors to the rear garden.

LANDING

BEDROOM 1

9'10 x 12'11 (3.00m x 3.94m)

with double glazed window to the front elevation, radiator, airing cupboard, inset lights and built in wardrobes.

BEDROOM 2

8' x 12'11 (2.44m x 3.94m)

with double glazed window to the rear elevation, built in wardrobes and radiator.

BATHROOM

6'1 x 6'5 (1.85m x 1.96m)

with three piece white suite comprising panelled bath, wash hand basin, w.c., laminate flooring, fully tiled to walls, onset lights, heated towel rail and double glazed window to the side elevation.

EXTERNAL

Outside to the front of the property is a parking space and garage, and to the rear is a mainly laid to lawn garden with fencing forming boundary and gate.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional 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.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make



or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

TENURE.

We understand that the property is Freehold.



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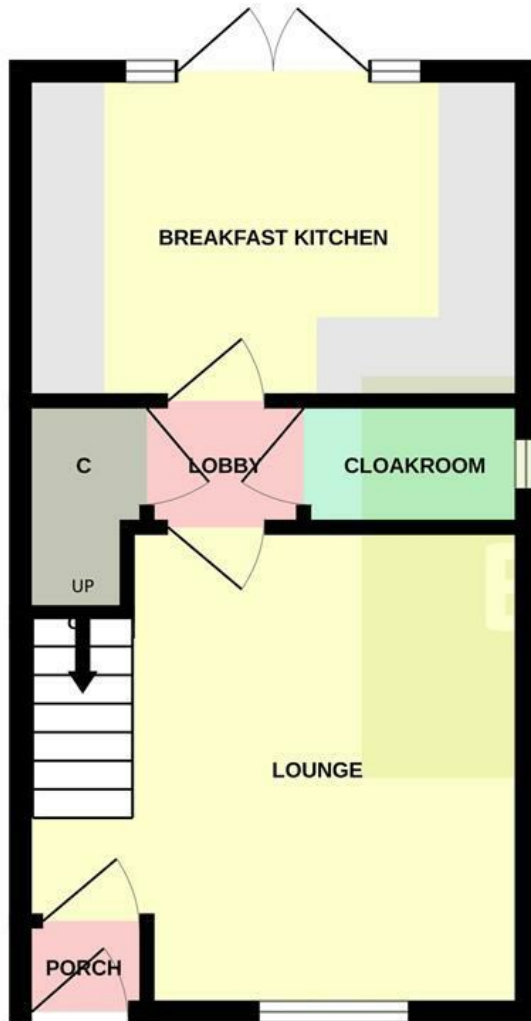
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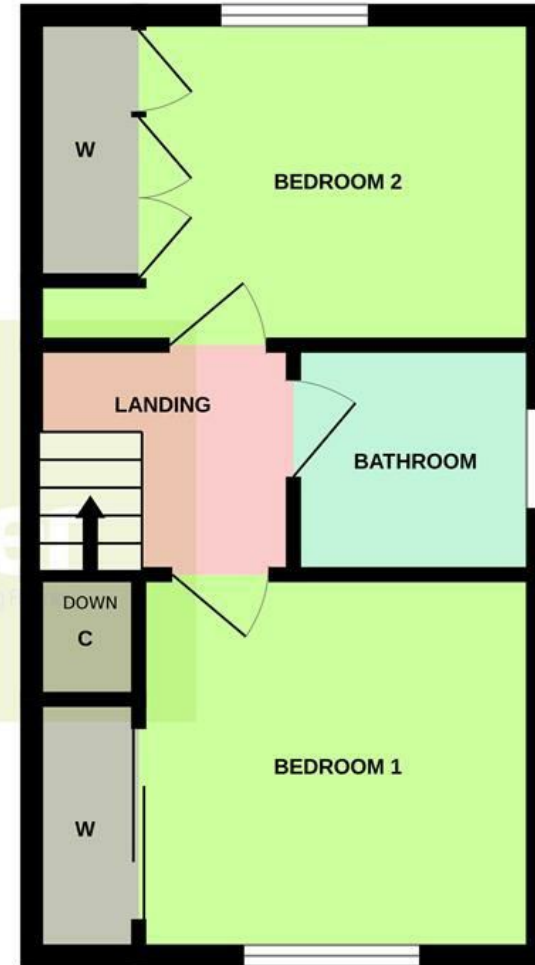
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GROUND FLOOR



1ST FLOOR





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