



Calvert Lane, Kingston upon Hull
Asking Price £180,000





KEY FEATURES

- NO CHAIN
- DRIVEWAY
- PRIVATE GARDEN
- GARDEN ROOM
- THREE BEDROOMS
- LARGE RECEPTION ROOMS
- CLOSE TO SCHOOLS
- TRANSPORT LINKS
- CLOSE TO MEDICAL CENTRE
- TOTAL AREA 86 SQUARE METRES
- EPC rating D



DESCRIPTION

We are proud to present to market this three bedroom semi detached house with parking and private garden in a prime location. Situated on Calvert Lane close to amenities, medical centre, schools and transport links this house is not to be missed.

The house boasts three bedrooms, family bathroom, two reception rooms, kitchen, guest WC, parking, private garden and an additional garden room providing that added space for family life.

On the ground floor two reception rooms with traditional sliding doors allowing them to be opened into one large space when needed. You also have a kitchen, guest WC and a welcoming hallway. To the first floor are two double bedrooms, a generous third bedroom and family bathroom.

The outdoor area of this property provides the final wow factor! To the front is off street parking. To the rear is a large private, enclosed garden that is mainly laid to lawn. Two decked areas also feature in this garden, the first at the rear of the property and the second at the rear of the garden where you will find the added garden room.

Do not delay, book your viewing today!





PARTICULARS OF SALE

Hallway

1.81m x 3.23m (5'11" x 10'7")

Enter through the front door. Stairs leading to first floor. Access to living room and kitchen. Understairs storage.

Living Room

3.66m x 4.07m (12'0" x 13'5")

A large reception room filled with light from the bay window to the front elevation. Traditional sliding doors allow the room to be opened up into the dining room.

Dining Room

3.27m x 4.41m (10'8" x 14'6")

A large reception room to the rear of the property with window overlooking the private rear garden. Sliding doors allow the room to be opened up into the living room. Door to kitchen.

Kitchen

2.31m x 4.09m (7'7" x 13'5")

Fitted with a range of wall and base units in gloss white with contrasting worktops and a range of fitted appliances.

Rear Porch

1.07m x 1.21m (3'6" x 4'0")

Providing access to the private rear garden and guest WC.

Guest WC

0.97m x 1.2m (3'2" x 3'11")

Low flush WC and hand basin.

Landing

1.15m x 2.36m (3'10" x 7'8")

Providing access to the three bedrooms and family bathroom.

Bedroom One

3.07m x 3.76m (10'1" x 12'4")

A large double bedroom filled with natural light from the window to the front elevation. Fitted wardrobes and drawers.

Bedroom Two

3.34m x 3.51m (11'0" x 11'6")

A large double bedroom with window to the rear elevation overlooking the private garden.

Bedroom Three

2.14m x 2.78m (7'0" x 9'1")

A generous third bedroom with window to the rear elevation overlooking the private garden.

Family Bathroom

1.97m x 1.99m (6'6" x 6'6")

Featuring a three piece suite comprising of low flush WC, hand basin and bath with shower over.



Garden Room

4.64m x 4.64m (15'2" x 15'2")

Located at the end of the rear garden with decked area in front is this stunning garden room. Featuring French doors this room has previously been used as a home bar and entertaining space but could be utilised as a entertaining space, chill out room, home gym or home office.

Storage

1.22m x 4.73m (4'0" x 15'6")

Attached to the side of the garden room is this hanging storage room.

Outside

The front of the property is paved providing off street parking accessed by a dropped kerb.

To the rear of the property is a large, private and enclosed garden that is mainly laid to lawn. There are two decked areas and a garden room. This garden really is ideal for the whole family to relax, enjoy and entertain.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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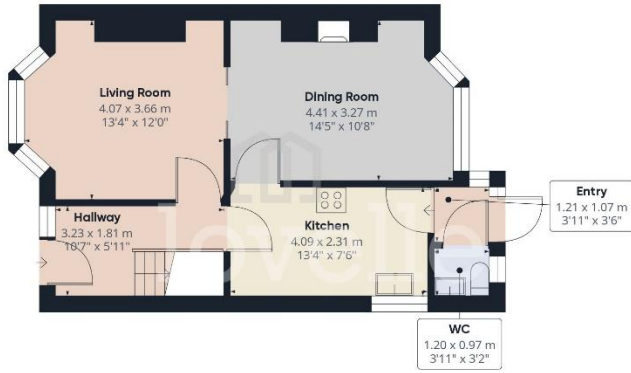
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 107.56 m²
 1157.77 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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