



SYMONDS + GREENHAM

Estate and Letting Agents



18 Calvert Lane, Hull, HU4 6BJ

Offers over £140,000

Welcome to this charming terraced house located on Calvert Lane in Hull. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

The property features a well-maintained bathroom, ensuring your comfort and convenience. Additionally, the huge rear garden offers a lovely outdoor space where you can enjoy the fresh air, host summer barbecues, or simply bask in the tranquillity of your own private oasis.

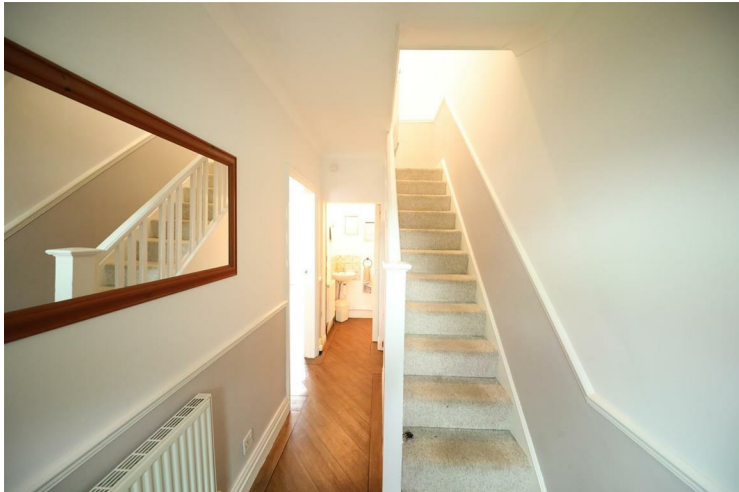
Convenience is key with off-street parking to the rear of the property, providing ease of access and peace of mind for your vehicles. Whether you're a first-time buyer looking to step onto the property ladder or a growing family in need of more space, this house offers a wonderful opportunity to create lasting memories in a welcoming environment.

Don't miss out on the chance to make this terraced house your own and enjoy all the comforts and possibilities it has to offer. Contact us today to arrange a viewing and take the first step towards calling this property your new home.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor



LONGE DINER

25'3 max x 17'2 max (7.70m max x 5.23m max)

An excellent sized open plan living space flooded with natural light



LOUNGE

with bay window and feature fire place



DINER

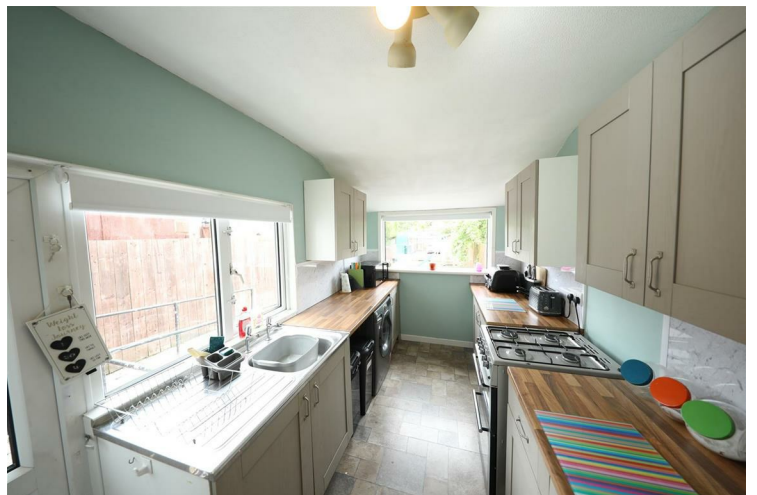
with french doors to the rear garden and entrance to the kitchen



KITCHEN

11'9 max x 7'0 max (3.58m max x 2.13m max)

with a range of eye and base level units with complementing work surfaces, space for fridge freezer, gas oven with four gas hob, stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer and door to the rear garden



DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal hand basin



FIRST FLOOR

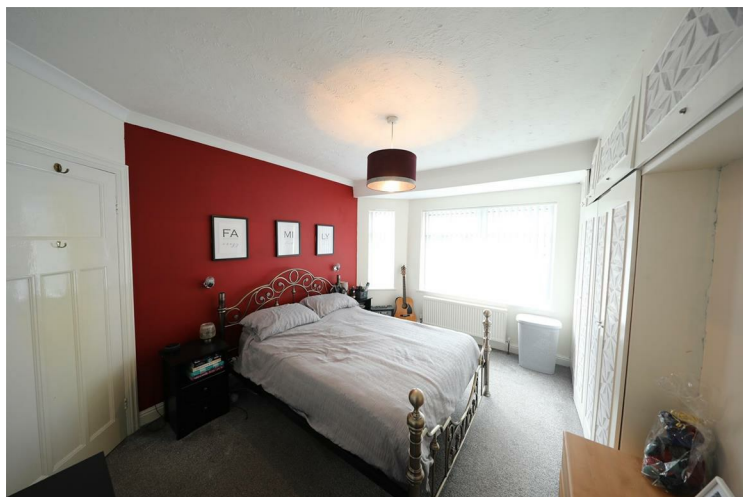
LANDING



BEDROOM ONE

13'0 max x 11'4 max (3.96m max x 3.45m max)

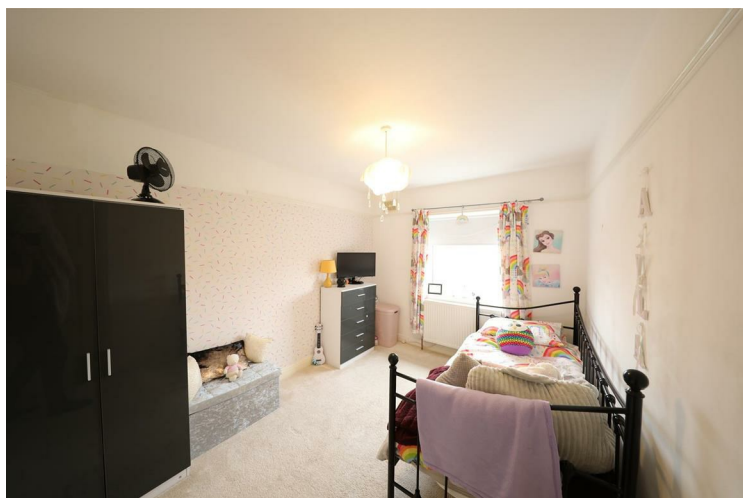
An excellent sized double with fitted wardrobes and bay window



BEDROOM TWO

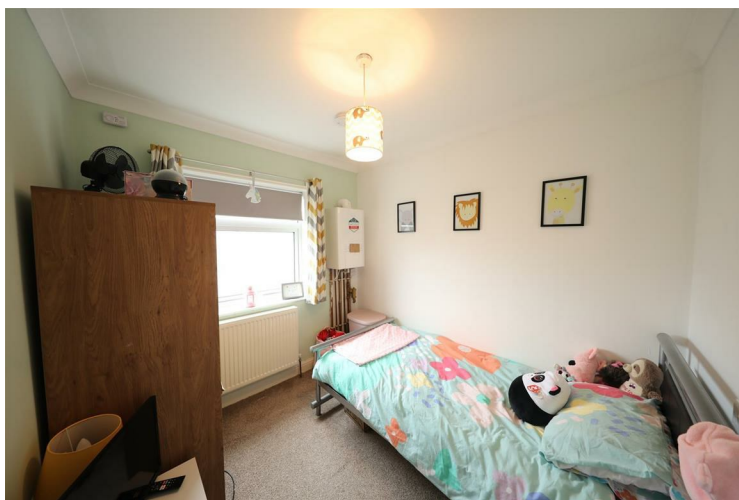
11'9 max x 9'1 max (3.58m max x 2.77m max)

Another good sized double bedroom



BEDROOM THREE

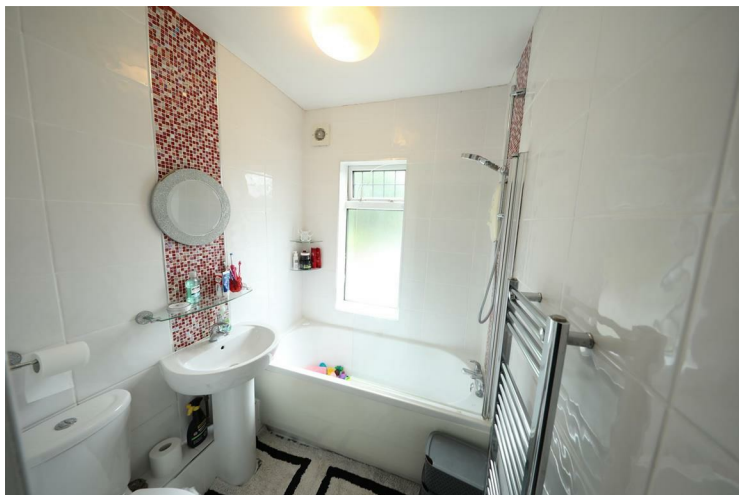
8'8 max x 7'6 max (2.64m max x 2.29m max)



BATHROOM

5'9 max x 5'3 max (1.75m max x 1.60m max)

A bright bathroom with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiles from floor to ceiling



OUTSIDE

The generous rear garden is quite the sun trap and laid to areas of lawn, patio and raised decking.





PARKING

There is off street parking to the rear accessed via the ten-foot



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

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

COUNCIL TAX BAND

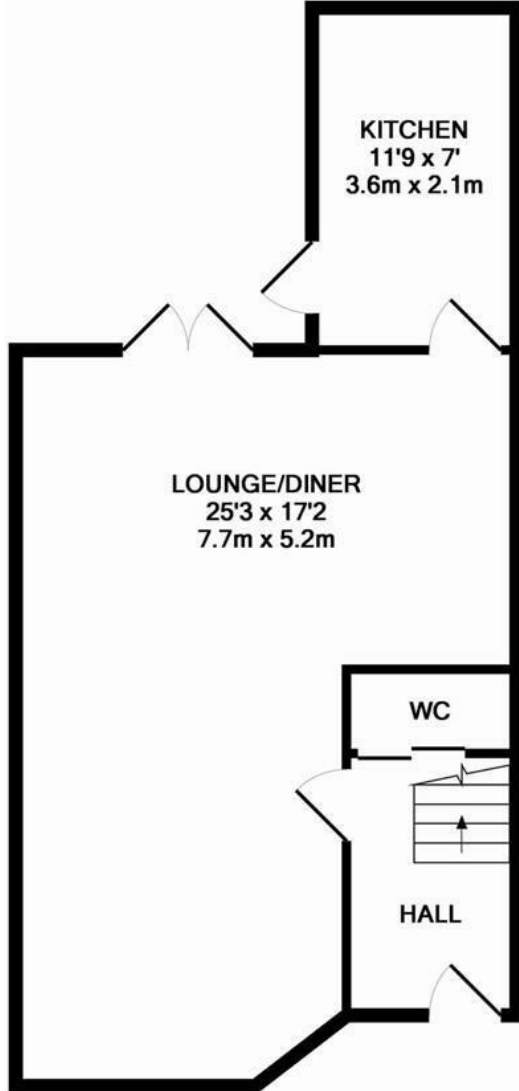
Symonds + Greenham have been informed that this property is in Council Tax Band B

VIEWINGS

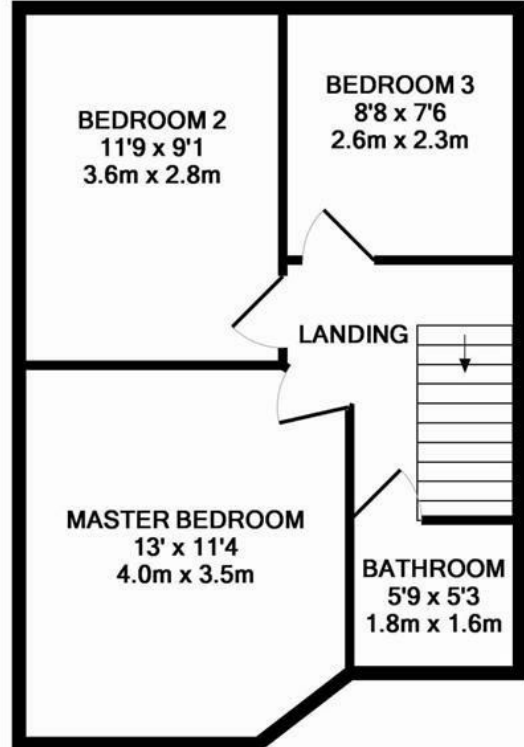
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DISCLAIMER

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.



GROUND FLOOR



1ST FLOOR

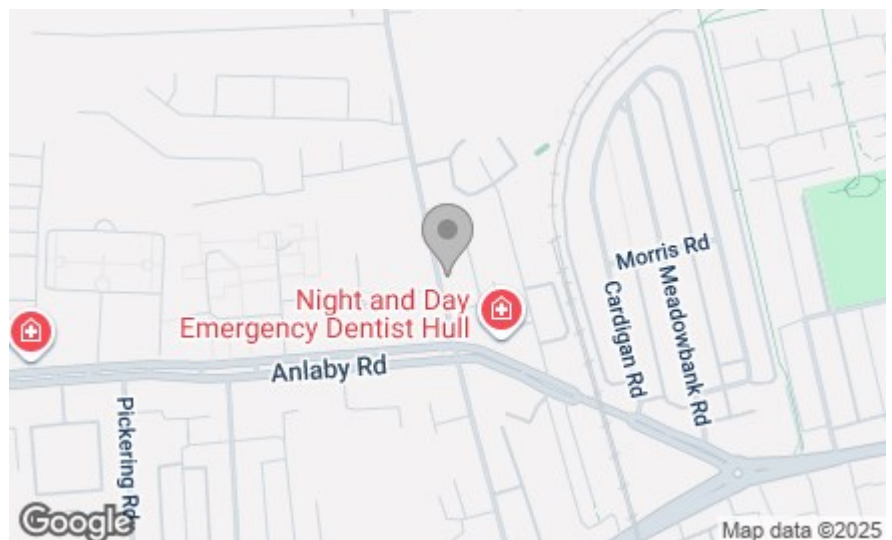
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	43	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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