



117 Calvert Lane

, Hull, HU4 6BH

£135,000



Welcome to this charming property located on Calvert Lane in Hull. This delightful house offers a wonderful opportunity for those seeking a new home in this lively area.

Situated in a convenient location between Anlaby Road and Spring Bank West, this property provides easy access to local amenities, schools, and transport links, making it ideal for families first time buyers alike.

With its spacious rooms and cosy layout, enclosed garden, garage and parking to the rear, this home offers ready to move into accommodation and viewing is essential!

Don't miss out on the chance to make this house your home in the heart of Hull.



Hallway

Access to the front via UPVC double glazed door. Providing access to the Living Room with fixed staircase to first floor.

Living Room 13'8" x 12'3" (4.19m x 3.75m)

A comfortable Living Room with modern decoration and fire, laminate flooring, UPVC double glazed windows, radiator and understairs cupboard.

Kitchen 15'2" x 8'1" (4.64m x 2.48m)

A contemporary white kitchen with complimentary wood effect worksurfaces, stainless steel sink, built in electric oven, gas hob and extractor fan. Spaces provided for other appliances, including plumbing for a washing machine. Laminate flooring, radiator and UPVC double glazed window and door leading to the rear garden.

Bedroom One 15'2" x 12'1" (4.64m x 3.70m)

A generous double bedroom located to the front elevation with three UPVC double glazed windows, carpet and radiator.

Bedroom Two 10'0" x 8'0" (3.06m x 2.44m)

Second bedroom to the rear elevation with UPVC double glazed window, laminate flooring and radiator.

Bathroom 6'9" x 5'11" (2.08m x 1.82m)

Fitted with a three piece suite; comprising, panelled bath with shower attachment, pedestal sink unit and low level WC.

Gardens

The property benefits from private low maintenance gardens. To the front is an enclosed garden, with attractive stone chippings and shrubbery with a path leading up to the front door. The West facing rear garden has a patio area, artificial grass. A path provides access to the garage and ten foot with fencing to the boundaries.

Garage

To the rear of the property is a single garage accessed via a ten foot, offering off road parking or outdoor storage.

Council Tax

We have been advised the property is council tax band A.

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

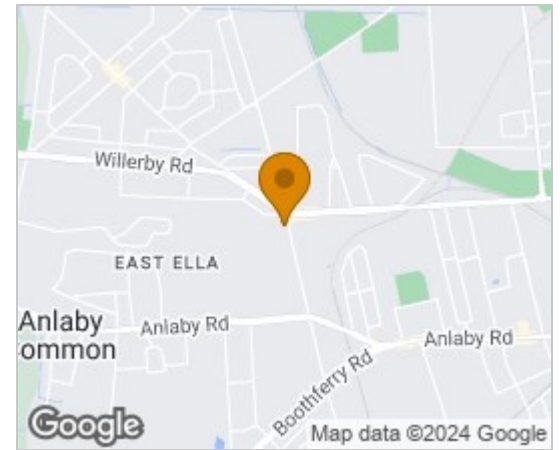
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

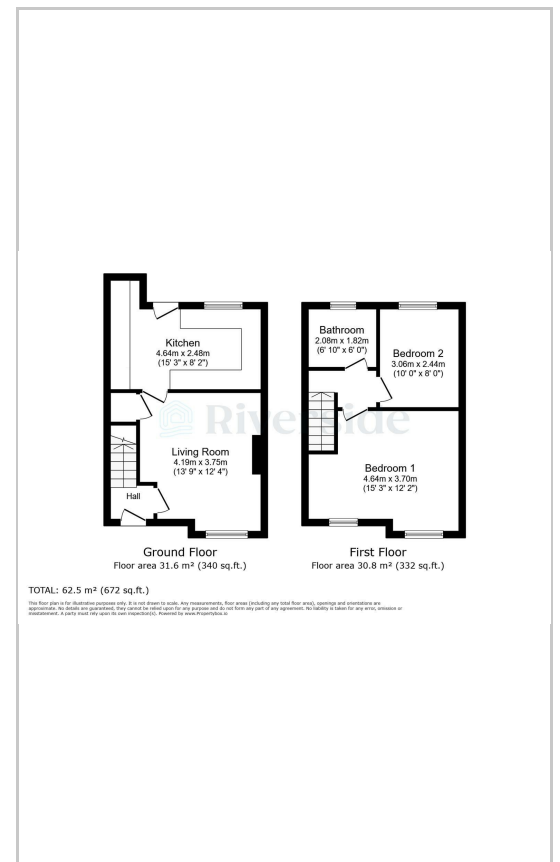
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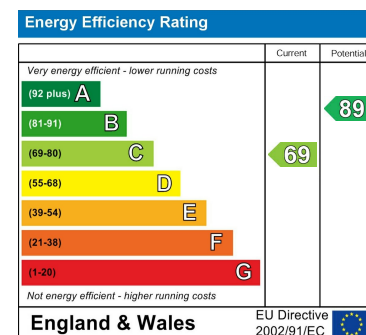
Area Map



Floor Plans



Energy Efficiency Graph



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