



# Riverside



117 Calvert Lane  
, Hull, HU4 6BH

Offers over £120,000



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## Ground Floor:

### Hallway

Welcoming access to the front via composite triple 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 feature fire, laminate flooring, UPVC triple glazed windows, radiator and understairs cupboard.

### Kitchen/ Diner

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.

## First Floor:

### Bedroom One

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

A generous double bedroom located to the front elevation with three UPVC triple 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 ten foot & parking with fencing to the boundaries.

### Garden Room

To the rear of the property is a secure and insulated garden room, ideal as home office or bar area, with lighting and power, flooring and plastered/ decorated walls and French doors to the front. With a separate secure shed to the side, also with lighting and power.

### Parking

Parking is to the rear of the property, accessed via a gated and secure ten foot.

### Council Tax

We have been advised the property is council tax band A, payable to Hull City Council.

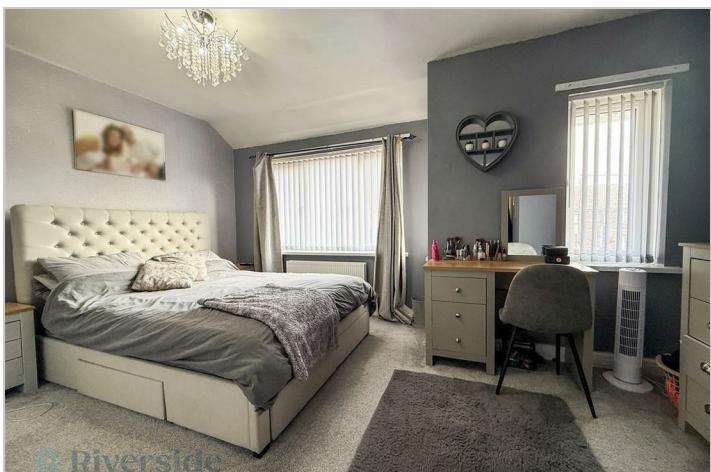
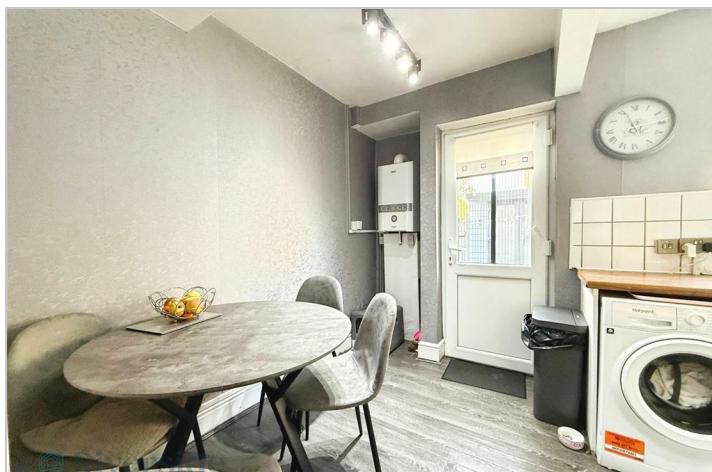
## ADDITIONAL INFORMATION

### Tenure:

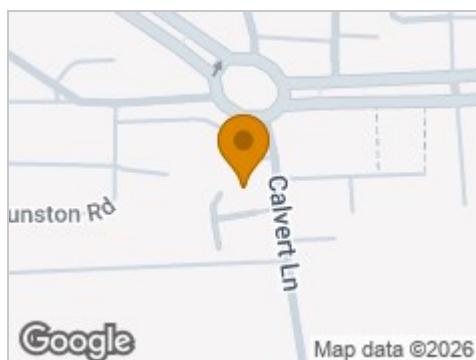
Freehold

### 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.



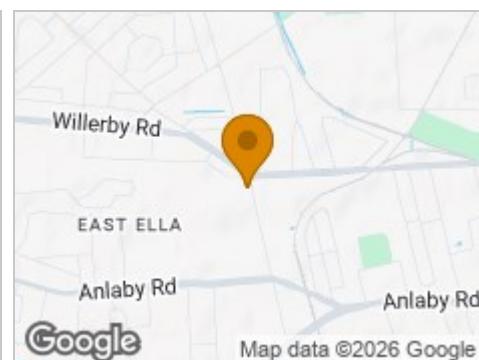
## Road Map



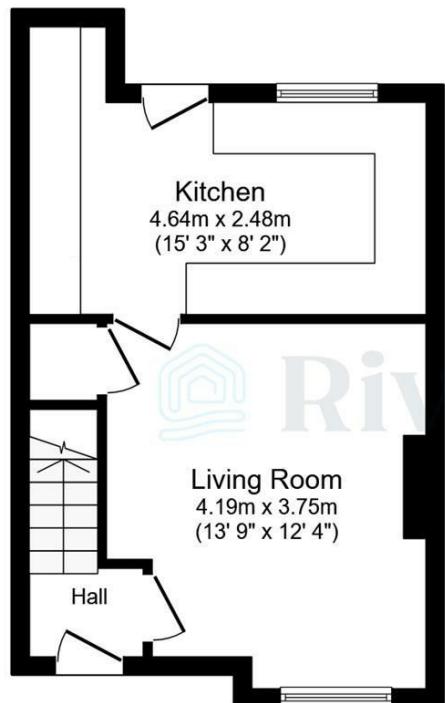
## Hybrid Map



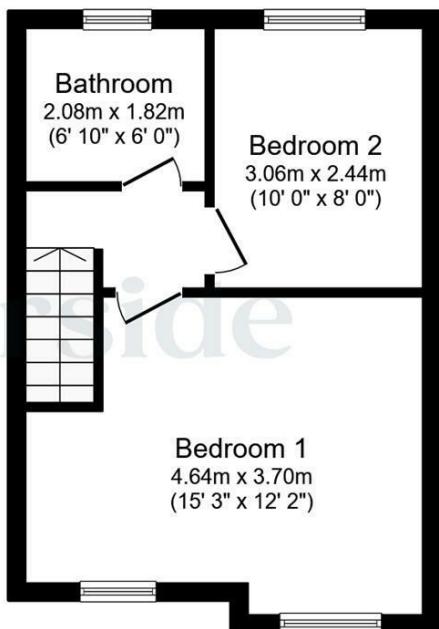
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 31.6 m<sup>2</sup> (340 sq.ft.)



**First Floor**  
Floor area 30.8 m<sup>2</sup> (332 sq.ft.)

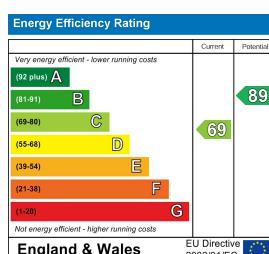
**TOTAL: 62.5 m<sup>2</sup> (672 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hull Office  
on 01482 322411 if you wish to arrange a viewing appointment for this  
property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.