

# Whitakers

Estate Agents



## 56 Calvert Lane, Hull, HU4 6BJ

**Asking Price £135,000**

No Onward Chain!

This deceptively spacious three bed property is offered to the market with no onward chain involved, situated in a great residential location, well placed to access good local schools and enjoys easy access to a wealth of amenities, making this an ideal choice for families, or even first time buyers looking to get an affordable first step onto the ladder.

The main features include - porch, entrance hall, front lounge, full width dining room and fitted kitchen / diner. The first floor boasts three good bedrooms along with the family bathroom suite.

Externally the property boasts a low maintenance garden to the front mainly laid to stone, the rear garden is again low maintenance in design, with a useful external W.C and part paved patio, the rest is gravel stone leading to the off street parking accessed via the ten foot at the rear.

This fantastic family home would benefit from some minor TLC / Modernisation, however priced to reflect this and saves paying a huge premium for someone else's work and tastes.

Early viewings are advised to avoid disappointment.

## The Accommodation Comprises

### External Front



Low maintenance as gravelled, with gate, path and wall to the front

### Porch

Entrance via the UPVC Door

### Hallway

Radiator and window to the lounge

Lounge 13'5" x 11'3" (4.09 x 3.45)



UPVC double glazed side window, radiator focal pint with wooden surround with double doors leading to the dining room.

Dining Room 17'1" x 11'1" (5.21 x 3.38)



UPVC patio doors, 2 windows with a gas fire and stone hearth,

Kitchen 15'5" x 7'3" (4.72 x 2.21)



UPVC door and two windows, white base and wall units with splash back tiles, sink with a mixer tap and radiator.

### Landing

Housing the loft hatch

Bedroom One 13'1"x 10'2" (4.01x 3.10)



Fitted wardrobes, radiator and UPVC double glazed window

### Bedroom Two 11'6" x 9'4" (3.51 x 2.87)



Built in storage, radiator and UPVC double glazed window

### Bedroom Three 8'5" x 7'1" (2.59 x 2.18)



UPVC double glazed window and built in storage.

### Bathroom 5'8" x 5'2" (1.73 x 1.60)



Panelled bath, low flush toilet, pedal sink, half tiled surround with UPVC double glazed window

### External Rear



Low maintenance part paved patio area, off street parking and gravelled area.  
Outside toilet with double glazed window.

### Tenure

This is a freehold property

### Council Tax Band

Band A

### Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Other services

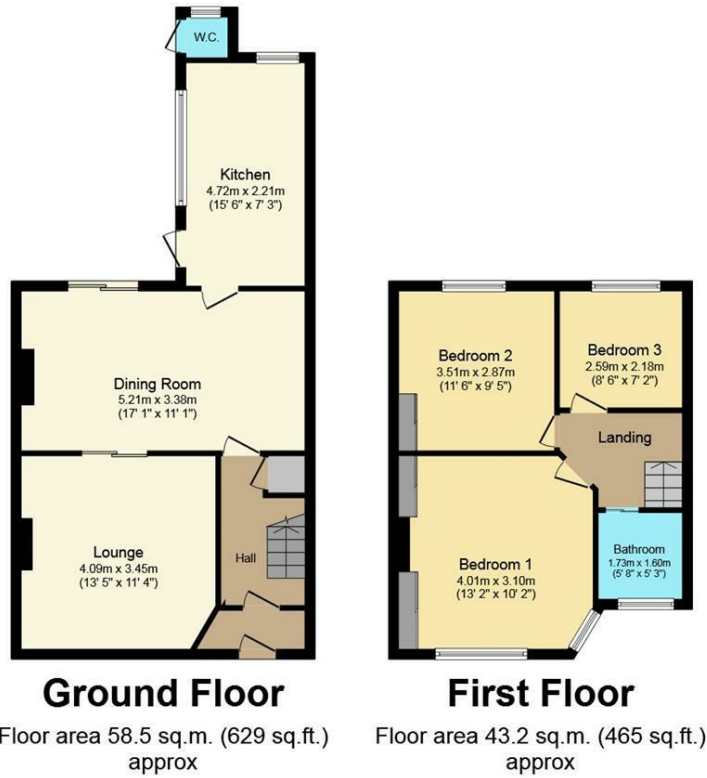
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### Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

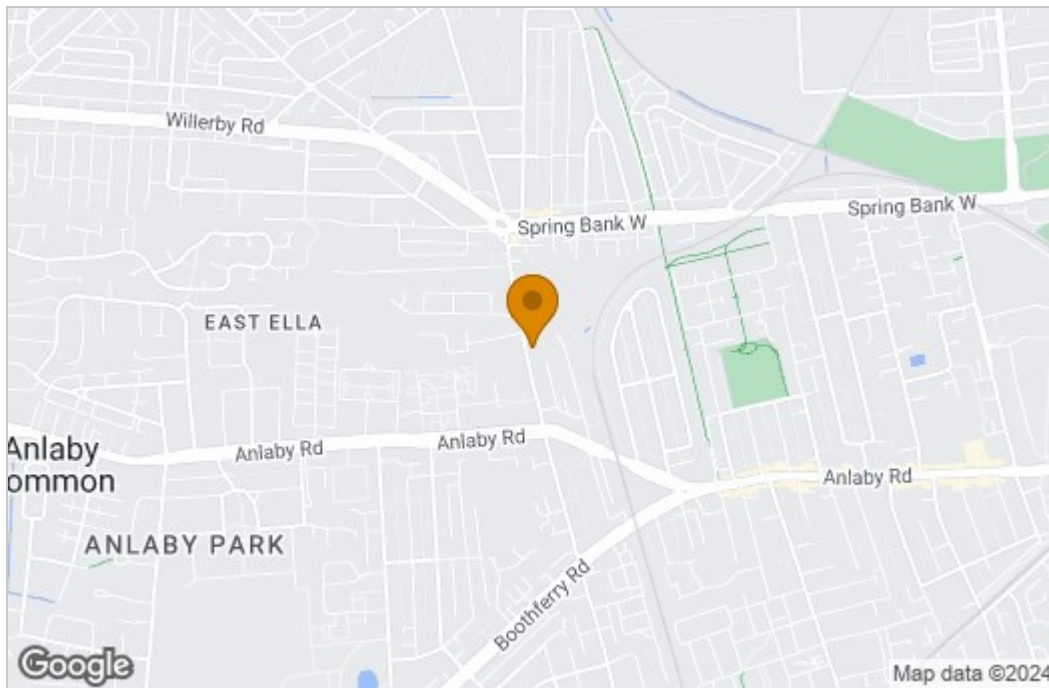


Total floor area 101.7 sq.m. (1,094 sq.ft.) approx

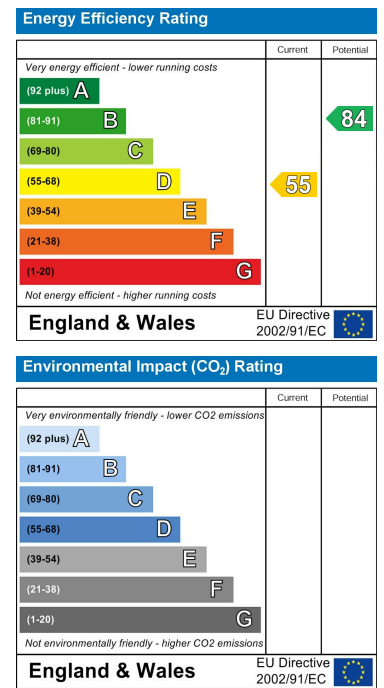
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# Area Map



# Energy Efficiency Graph



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