

38 Caledon Close, Hull, HU9 4EG

**£145,000**

Brought to the market with NO CHAIN involved! This spacious three bedroom mid terraced property would suit the growing family! Immaculately presented throughout! Installed with gas central heating and double glazing. Accommodation briefly comprises; entrance hallway, lounge, utility room and kitchen to the ground floor. The first floor comprises; three bedrooms and a bathroom. To the exterior is a large front garden with lawn & path to entrance. To the rear is a fully enclosed garden with lawn, patio and storage shed.

## Ground floor

### Entrance hallway

With entrance door, laminate flooring, radiator, stairs off and doors to:

### Lounge

With window to the front & rear, laminate flooring, radiator and feature fireplace.

### Utility room

With entrance door, laminate flooring and space for fridge freezer.

### Kitchen

With window to the rear, laminate flooring, radiator, range of wall & base units with contrasting work surface & tiling to splash backs, 1 1/4 sink unit with mixer tap over, plumbing for automatic washing machine, space for cooker, extractor hood and door to ear.

## First floor

### Landing

With window to the rear, carpet flooring and doors to:

### Bedroom one

With window to the front, laminate flooring, radiator and fitted storage.

### Bedroom two

With window to the front, laminate flooring and radiator.

### Bedroom three

With window to the rear, laminate flooring and radiator.

### Bathroom

With windows to the rear, tiled flooring, heated towel rail, tiled walls, vanity hand wash basin, low flush w/c and panel enclosed bath with shower over.

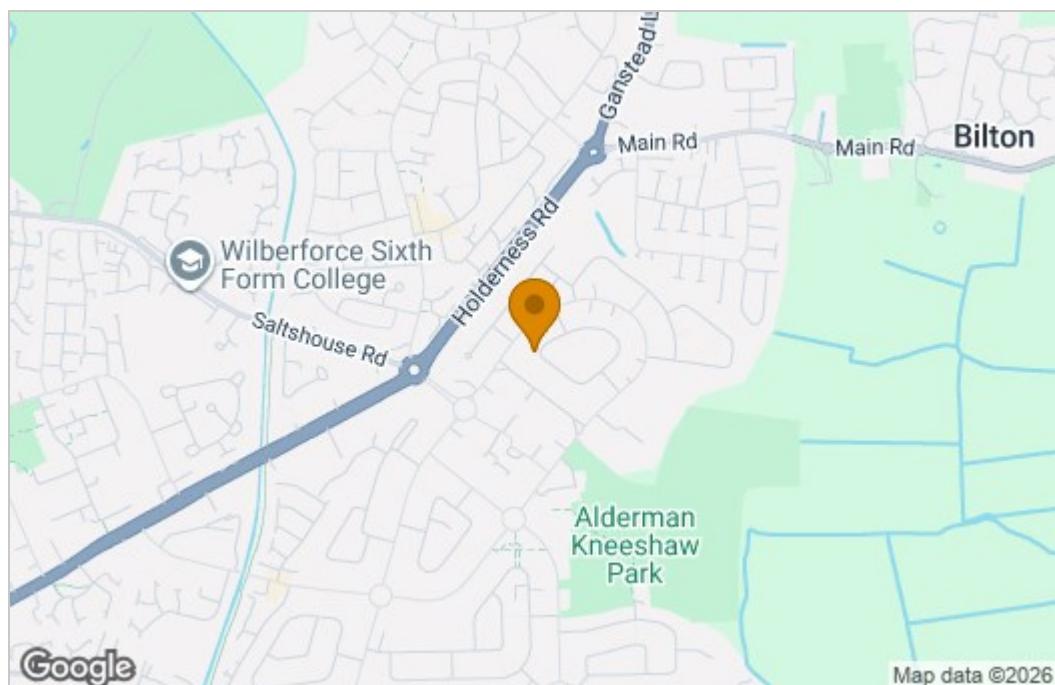
### Exterior

To the exterior is a large front garden with lawn & path to entrance. To the rear is a fully enclosed garden with lawn, patio and storage shed.

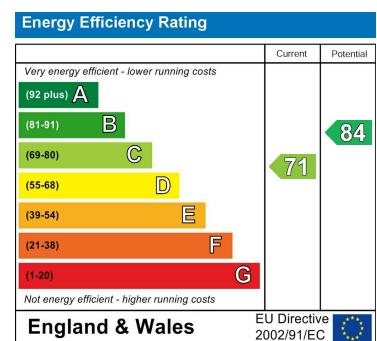
## Floor Plan



## Area Map



## Energy Efficiency Graph



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