

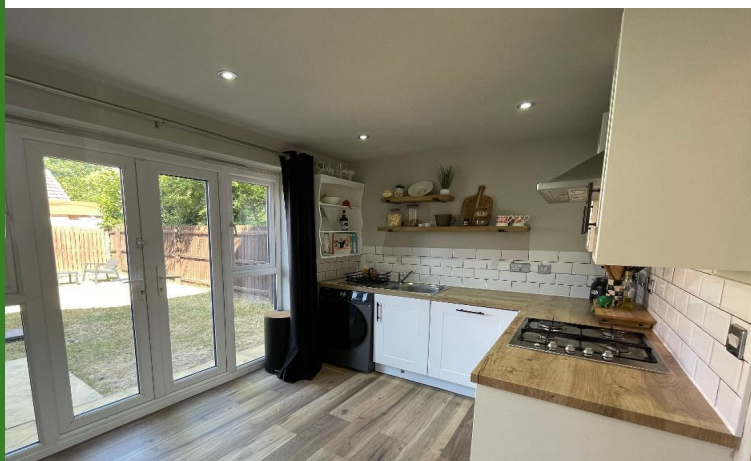
2 Bedroom Semi Detached House

Calvert Lane, Hull, HU4 6DF

£165,000



- A REAL GEM OF A PROPERTY • HIGHLY SOUGHT AFTER AREA • MODERN FITTED KITCHEN •
- INTEGRATED APPLIANCES • 2 SPACIOUS BEDROOMS • FITTED WARDROBES • BATHROOM & GF WC
- MUST BE VIEWED





2 Bedroom Semi Detached House

£165,000

Calvert Lane, Hull, HU4 6DF

A REAL GEM OF A PROPERTY!

This very special semi detached house is perfectly placed within a highly sought after residential cul-de-sac within an impressive residential development. The bright and spacious accommodation has a super stylish presentation throughout, an appealing contemporary finish and is in move into condition.

The internal accommodation is arranged to 2 floors and briefly comprises of an entrance vestibule/cloaks area, a lovely open plan lounge with feature panelling, and a tasteful colour scheme, a ground floor W.C. and a modern kitchen with an attractive range of units which are further complemented with coordinating fixtures and fittings and integrated appliances, French doors providing lovely views and access to the rear patio and garden beyond.

To the first floor there are 2 aesthetically pleasing bedrooms both with the benefit of fitted wardrobes and a bathroom with a modern white suite with a shower over the bath and soft contrasting tiled surround.

Outside to the rear the garden is mainly laid to lawn and extending along the side elevation is a path which leads to the front garden area where there is a garage and off road parking space or hard standing.

Additionally, as one would expect from a property of this calibre there is a gas central heating system and double glazing.

One not to be missed!- Viewing is highly recommended.

Location

The property is ideally located for all amenities much needed for day to day living.
The area is close to public transport links creating easy access to the city centre and surrounding West Hull villages.
Busy local shopping centres, high street stores and supermarkets are all just minutes from the property.
Other amenities include a health centre and post office.
For those wishing to spend quality leisure time with friends and family there are many well visited and busy family restaurants close by.
All in all a great place to live !

Property Description

Ground Floor

Entrance - Double glazed front entrance with overhead screen window leads door leads through to an entrance vestibule/cloaks area.
Radiator.

Lounge - 12' 8" x 12' 4" (3.87m x 3.76m) Extremes to extremes.
Open Plan.
Spindle staircase off to the first floor.
Multi paned double glazed window with aspect over the front of the property.
Feature mid level panelling to one wall.
Radiator.

Inner Lobby - Deep under stairs storage/cloaks cupboard.

GF WC - White 2 piece suite comprising of a pedestal wash hand basin with a tiled splash back surround and low flush W.C.
Double glazed opaque window.
Chrome fittings to the sanitary ware.
Recessed down lighting.
Radiator.
Coordinating ceramic tiled flooring.

Kitchen - 12' 4" x 7' 8" (3.76m x 2.37m) Extremes to extremes.
Double glazed French doors with matching side screen windows providing views and access to the rear patio and garden beyond.
Range of high gloss base, drawer and wall mounted units.
Laminate worksurface houses a single drainer sink unit with a mixer tap over and feature brick effect tiled



splash back surround.
 A further worksurface houses a stainless steel hob,
 built-in oven beneath and a stainless steel funnel hood
 extractor fan over also with a feature brick effect tiled
 splash back surround.
 Plumbing for an automatic washing machine.
 Integrated dishwasher.
 Integrated fridge freezer.
 Recessed down lighting.
 Radiator.
 Oak grained effect laminate flooring.



First Floor

Landing - Spindle rail enclosure.
 Loft hatch through to the roof void.
 Radiator.

Bedroom One - 10' 11" x 9' 8" (3.33m x 2.96m) Extremes
 from the front of the fitted wardrobes to extremes.
 Double glazed multi paned window with aspect over
 the front of the property.
 Range of mirrored slide robes with shelves and hanging
 space.
 Built in deep storage cupboard.
 Recessed down lighting.
 Radiator.



Bedroom Two - 12' 9" x 7' 10" (3.89m x 2.39m) Extremes
 from the front of the fitted wardrobes to extremes.
 Double glazed multi paned window with aspect over
 the rear garden area.
 Built in wardrobe with shelves and hanging space.
 Open recessed storage space.
 Recessed down lighting.
 Radiator.



Bathroom - 3 piece suite comprising of a panel bath
 with a chrome effect flexi shower over, pedestal wash
 hand basin and low flush W.C. all with a contrasting
 tiled surround.
 Chrome fittings to the sanitary ware.
 Double glazed opaque window.
 Chrome effect towel rail/radiator.

Exterior

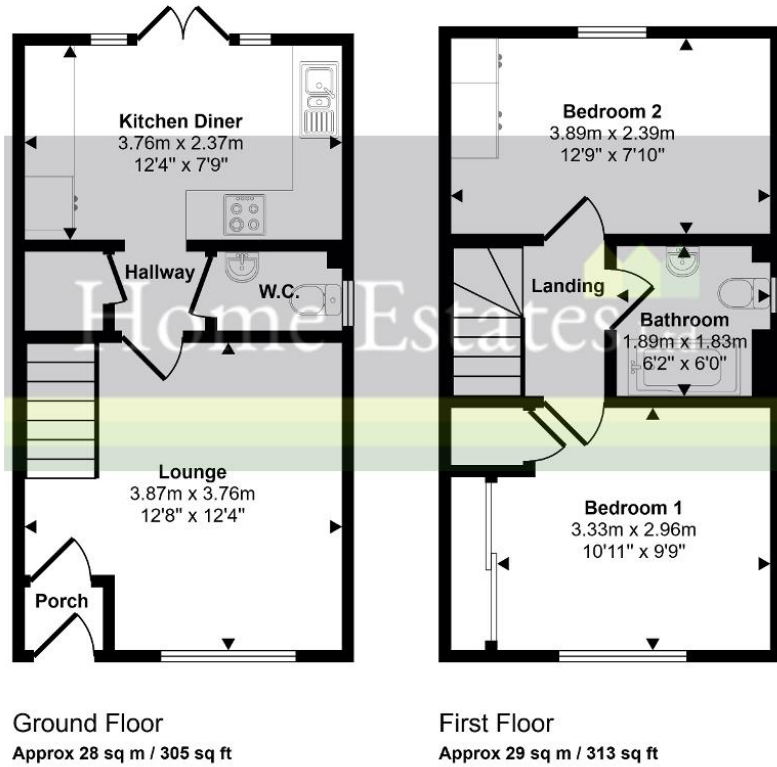
Rear Garden - Outside to the rear is a paved patio/seating area. The garden is also mainly laid to lawn and
 enclosed with a high level timber perimeter and boundary fence.
 External water supply.
 A path extends along the side elevation and is accessed via a high level timber gate which leads to the front of the
 property.

Garage - The garage is the one nearest to the house within a block of 3.

Council tax band: B

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

Approx Gross Internal Area
57 sq m / 619 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.