

CLUBLEYS



10, Calvert Lane,
Hull, HU4 6BJ
£130,000



ABOUT THE PROPERTY

This well presented three bedroom extended terraced property retains a number of original features. The family home offers spacious accommodation throughout and is situated within a popular location of West Hull.

The property briefly comprises:- entrance hall, dining room, living room and fitted kitchen with lean-to garden room with WC to the ground floor. To the first floor are three double bedrooms and the family bathroom.

Gravelled garden to the front of the property with walled boundary and generous rear garden with off street parking and garage which is accessed via a tenfoot to the rear.

Viewings highly advised to appreciate what this home has to offer!

This property is Freehold. East Riding of Yorkshire Council .Council Tax Band B.





THE ACCOMMODATION COMPRISES:-**GROUND FLOOR****ENTRANCE HALL**

External door leading in, stairs to first floor.

DINING ROOM

3.43 x 5.24 (11'3" x 17'2")

Fitted storage cupboard. Window to the rear aspect, open plan to...

LIVING ROOM

4.13 x 3.50 (13'6" x 11'5")

Window to the front aspect. feature fireplace with mantle. Television point.

KITCHEN

3.68 x 2.22 (12'0" x 7'3")

Fitted with a range of light beechwood effect wall and base units with fitted worktops and tiled splash backs. Stainless steel sink unit with drainer, plumbing for an automatic washing machine, space for free standing cooker and fridge/freezer. Access through to...

LEAN-TO

2.86 x 2.88 (9'4" x 9'5")

Overlooking rear garden. Cloakroom WC.

FIRST FLOOR**LANDING****BEDROOM ONE**

3.97 x 2.80 plus recess (13'0" x 9'2" plus recess)

To the front of the property with fitted storage cupboard.

BEDROOM TWO

3.63 x 2.80 (11'10" x 9'2")

To the rear of the property with fitted storage cupboard.

BEDROOM THREE

2.70 x 2.32 (8'10" x 7'7")

Further good sized bedroom to the rear.

BATHROOM

1.78 x 1.62 (5'10" x 5'3")

White three piece suite comprising of low level WC, panelled bath unit and pedestal hand basin. Part tiling to walls.

EXTERNAL

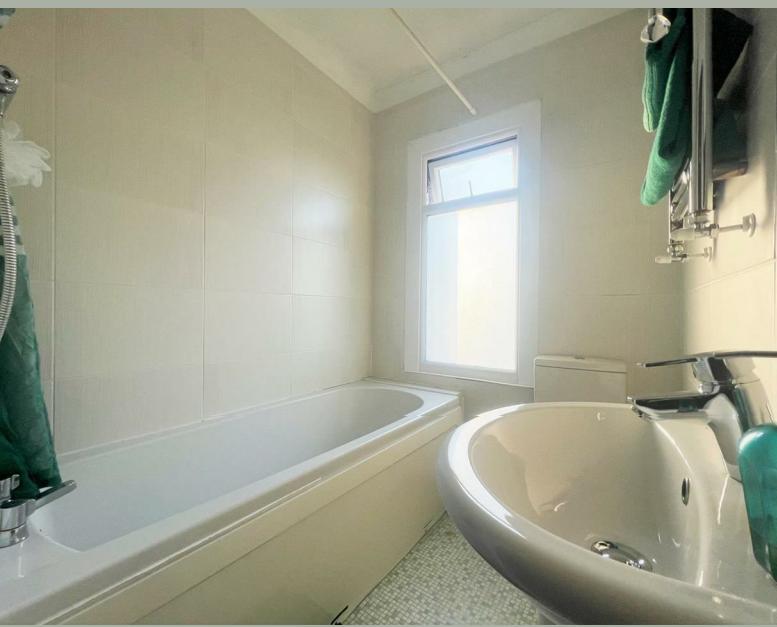
To the front of the property is a small garden. The rear offers a generous garden which is mainly laid to lawn. Garage and gates to the far end with additional parking. Tenfoot access to the rear.

ADDITIONAL INFORMATION**SERVICES**

Mains gas, drainage and electricity are connected to the property.

APPLIANCES

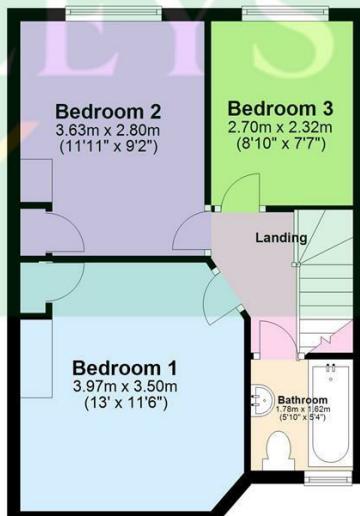
No appliances have been tested by the agents.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.