





The Property Specialists

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24 Calvert Road, Hull HU5 5DE
Offers Over £150,000

- Superb end town house
- No forward chain!
- Extended with two receptions
- Breakfast Kitchen
- Three fitted Bedrooms
- Modern Bathroom with separate WC
- Shared driveway & Single Garage
- Parking to the front
- Superb garden
- EPC: TBA

What a superb property this is! Offered with no forward chain! This property would make a great first time buyer purchase as it offers space and versatility. Enjoying uPVC double glazed windows and gas central heating. A welcoming Hallway leads to front Lounge and extended Sitting Room. There is an extended Breakfast Kitchen. To the first floor the landing leads to THREE FITTED Bedrooms and a modern Bathroom with separate WC. The shared side driveway leads down to the SINGLE Garage and a good size garden and there is private parking to the front. Viewing is a must!

LOCATION

Calvert Road adjoins Willerby Road and Spring Bank at the roundabout and provides ease of access to local shops and amenities, and lies only 2 miles from Hull city centre.

The official name for Hull is KINGSTON UPON HULL and it is Yorkshire’s only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A white uPVC door with glazed inserts leads into:

ENTRANCE HALLWAY

Staircase with spindle balustrade leading to the first floor accommodation. A door leads into:

LOUNGE

11'8" into bay decreasing to 10' x 11'11" (3.56m into bay decreasing to 3.05m x 3.63m)
uPVC double glazed walk-in bay window to the front elevation, integral living flame gas fire, coving to ceiling and TV aerial point.

SITTING/DINING ROOM

19'1" x 11'11" decreasing to 7'4" (5.82m x 3.63m decreasing to 2.24m)
uPVC sliding patio doors leading out into the rear garden, integral living flame gas fire, coving to ceiling and TV aerial point.

BREAKFAST KITCHEN

27'11" x 9' average (8.51m x 2.74m average)
uPVC double glazed window to the rear elevation and door leading out into the rear garden. An extensive range of oak fronted base and wall cupboards incorporating glass display units with integral lighting, coordinating work surface, breakfast bar and tiled splashbacks, double electric oven with gas hob, sink unit, space and plumbing for washing machine and ample space for fridge freezer. Understairs storage cupboard and tiled floor to the head of the kitchen.

FIRST FLOOR

LANDING

Two useful storage cupboards. Access to loft via pull down ladder. The loft has been converted (without regulations) and provides great storage with Velux roof window, power and light.

BEDROOM 1

14'6" x 8'3" to wardrobes (4.42m x 2.51m to wardrobes)
uPVC double glazed walk-in bay window to the front elevation, an extensive range of fitted wardrobes with matching overhead units, bedside shelving and bedside cabinets. Original cast iron fireplace.

BEDROOM 2

12'4" x 8'4" to wardrobes (3.76m x 2.54m to wardrobes)
uPVC double glazed window to the rear elevation and fitted wardrobes providing hanging and storage facilities with central mirrored door. Original cast iron fireplace and TV aerial point.

BEDROOM 3

8'1" x 6'7" to wardrobes (2.46m x 2.01m to wardrobes)
uPVC double glazed window to the front elevation and modern sliderobes providing hanging and storage facilities.

BATHROOM

5'9" x 5'4" (1.75m x 1.63m)
uPVC double glazed window to the rear elevation, two piece suite comprising panelled bath with shower over, wash hand basin and two tone full height tiling with decor and border tiles.

SEPARATE W.C.

uPVC double glazed window to the rear elevation and low level w.c.

OUTSIDE

To the front of the property there is a wrought iron gate providing access to the shared driveway which leads down to the single garage. There is private parking to the front of the property.

The rear garden is beautifully tended featuring an array of plants to the borders, lawn and patio area and there is a single detached garage with up-and-over door. The garden also benefits form having a garden shed.

AGENTS NOTES

Probate has been applied for.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band A.

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.