



Calvert Lane, Hull, HU4

£1,100 Per Month

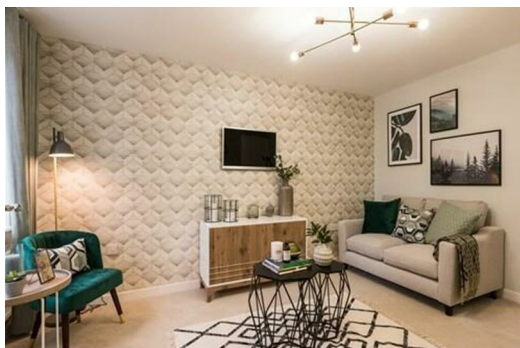
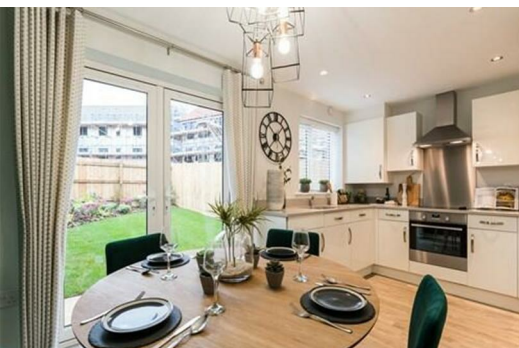
LOCATION, COMMUNITY & BEYOND

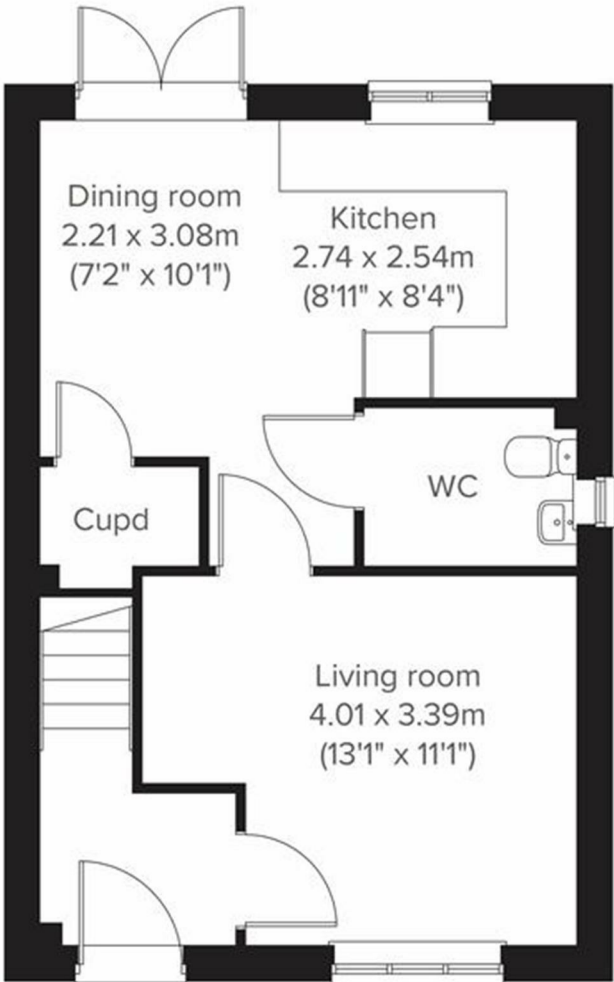
Welcome to Calvert Lane by Ascend, a development offering a range of one to four-bedroom homes on the outskirts of Hull. Located in the Boothferry Ward, this community offers suburban comfort with urban convenience. Within a mile of your home, you'll find supermarkets, a health centre, and a variety of local shops, pubs, and restaurants, making daily life easy and stress-free.

For a full day out, Hull's vibrant city centre is just a short trip away, offering a mix of high street and independent shops, a bustling waterfront, and cultural attractions like 'The Deep' aquarium. Whether exploring Hull's rich history, enjoying its lively entertainment scene, or travelling further afield to Leeds or York, Calvert Lane provides the ideal base for a modern, connected lifestyle.

ABOUT YOUR HOME - THE SAUNTON

This charming three-storey home, the Saunton, is designed for contemporary living. The inviting open-plan kitchen and dining area provide a seamless flow for everyday dining and entertaining, while the comfortable living room offers a cosy retreat. On the top floor, the spacious bedroom features an en suite and ample storage, ensuring a private sanctuary. The two additional well-proportioned bedrooms are versatile enough to accommodate your home office needs or serve as guest rooms. With the added convenience of a downstairs WC, the Saunton truly covers all the essentials for modern family life.





| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|----------|--|----------|
| Very energy efficient - lower running costs | Score | Very environmentally friendly - lower CO ₂ emissions | Score |
| 96 | A | 96 | A |
| 84-95 | B | 84-95 | B |
| 72-83 | C | 72-83 | C |
| 60-71 | D | 60-71 | D |
| 48-59 | E | 48-59 | E |
| 36-47 | F | 36-47 | F |
| 24-35 | G | 24-35 | G |
| Very energy inefficient - higher running costs | | Very environmentally unfriendly - higher CO ₂ emissions | |