



48 Calvert Road, Hull, HU5 5DD £145,000

OUTSTANDING THREE BED END OF TERRACE - POPULAR LOCATION - STYLISH AND MODERN

Explore contemporary living in this stylish three-bedroom end-of-terrace property on Calvert Road, Hull. Conveniently located near amenities, including shops, supermarkets, and excellent transport links, this residence blends modern aesthetics with comfort.

Step inside to discover a chic lounge, a well-appointed kitchen, and a bathroom on the ground floor—each space exuding a modern, inviting atmosphere. Ascend to the upper level, where three bedrooms await, providing both retreat and functionality.

Outside, the property boasts off-street parking, ensuring convenience. The large rear garden enhances the lifestyle offering, providing a versatile outdoor space for leisure or gatherings.

Embrace the fusion of style and practicality in this three-bed gem on Calvert Road, where contemporary living meets convenience.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LOUNGE

15'9 x 12'0 max (4.80m x 3.66m max)

A wonderful family room with excellent natural light.



BEDROOM 2

11'9 x 10'2 max (3.58m x 3.10m max)

Another wonderful bedroom.



KITCHEN

18'4 x 7'8 max (5.59m x 2.34m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven and plumbing for a washing machine.



BEDROOM 3

8'9 x 7'9 max (2.67m x 2.36m max)



BATHROOM

With a low level WC, a hand basin and a panelled bath with an overhead shower attachment.



OUTSIDE

The property benefits from off street parking to the front and a rear garden that is laid to lawn and paving.



FIRST FLOOR

BEDROOM 1

14'9 x 10'5 max (4.50m x 3.18m max)

A brilliant main bedroom with plenty of space for storage.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band A.

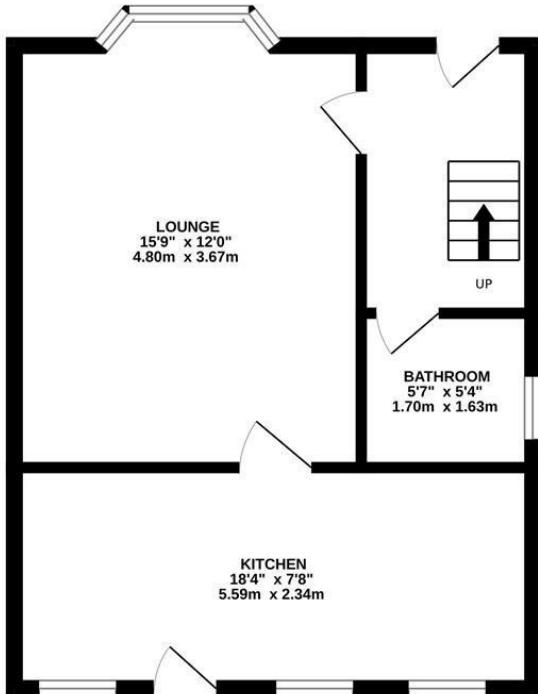
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

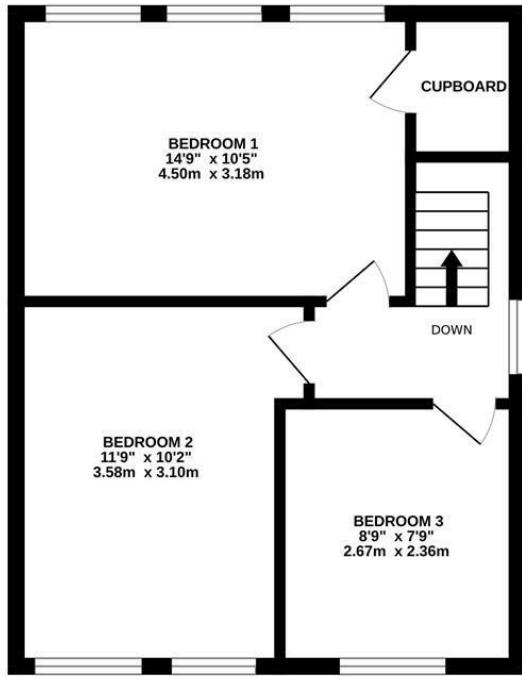
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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