SYMONDS + GREENHAM

Estate and Letting Agents









87 Calvert Lane, Hull, HU4 6DF
£245,000

IMMACULATELY PRESENTED AND OFFERED WITH NO ONWARD CHAIN, THIS STUNNING THREE-BEDROOM DETACHED FORMER SHOW HOME FEATURES A MODERN KITCHEN DINER, LUXURY MASTER SUITE WITH DRESSING ROOM, GENEROUS REAR GARDEN, INTEGRAL GARAGE, AND A SOUGHT-AFTER CALVERT LANE LOCATION.

Symonds and Greenham are delighted to present this immaculate three-bedroom detached house located on the highly sought-after Calvert Lane in Hull. This property, once an ex-show home, is beautifully presented and ready for its new owners to move straight in, making it an ideal choice for those seeking a comfortable and stylish living space. Upon entering, you are welcomed by a charming entrance porch that leads into a spacious living room, perfect for both relaxation and entertaining guests. The ground floor also features a well-appointed kitchen diner, which provides a modern and practical area for cooking and dining. Additionally, there is a utility room and a convenient w/c, enhancing the functionality of the home. The integral garage offers extra storage space and presents the possibility of conversion into further living space if desired.

Moving to the first floor, you will find three generously sized bedrooms, each thoughtfully designed to maximise comfort and space. The primary bedroom features a dressing room and a private en suite, adding a touch of luxury to your daily routine. The family bathroom is modern and well-appointed, catering to the needs of a busy household. The property benefits from a fully serviced central heating boiler and comes with a ten-year warranty. All electrical safety checks and certificates are up to date, ensuring peace of mind for the new owners. Externally, the property features a front drive providing off-street parking, while the spacious lawned rear garden offers a blank canvas for you to create your ideal outdoor space, whether for family gatherings, gardening, or simply enjoying the sunshine.

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

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band C.

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.

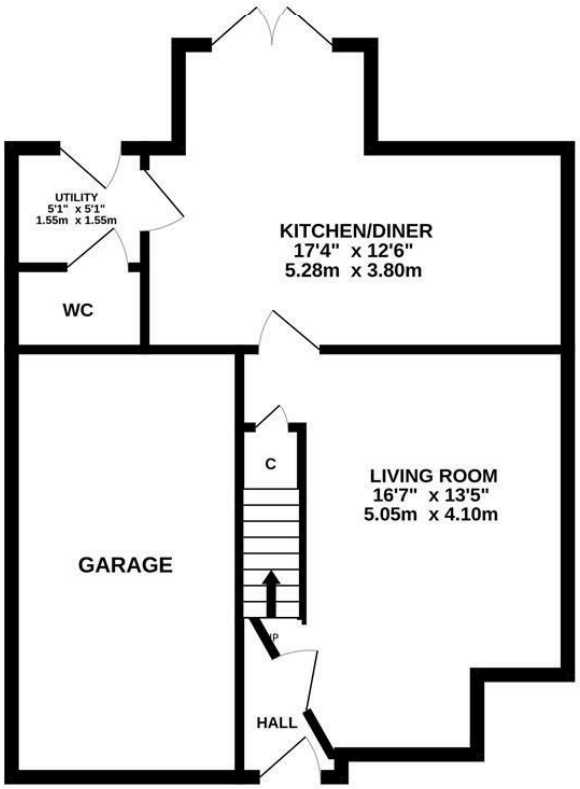
DOUBLE GLAZING
The property has the benefit of double glazing.

TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

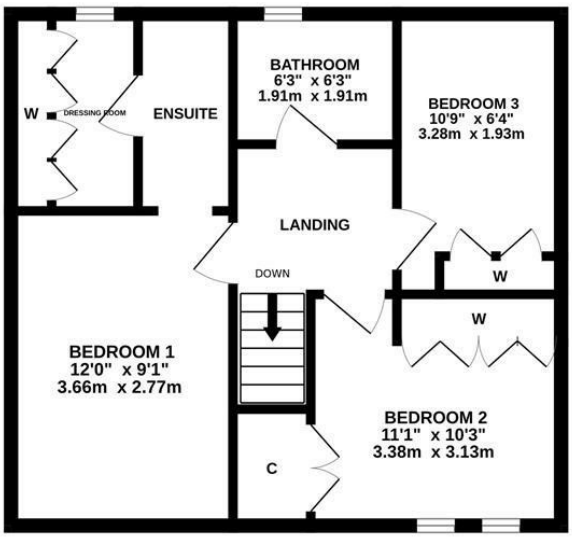
VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

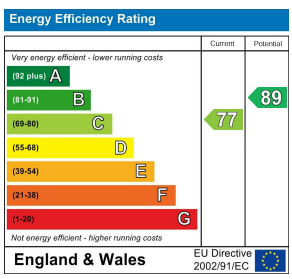
GROUND FLOOR

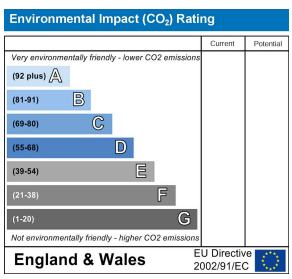


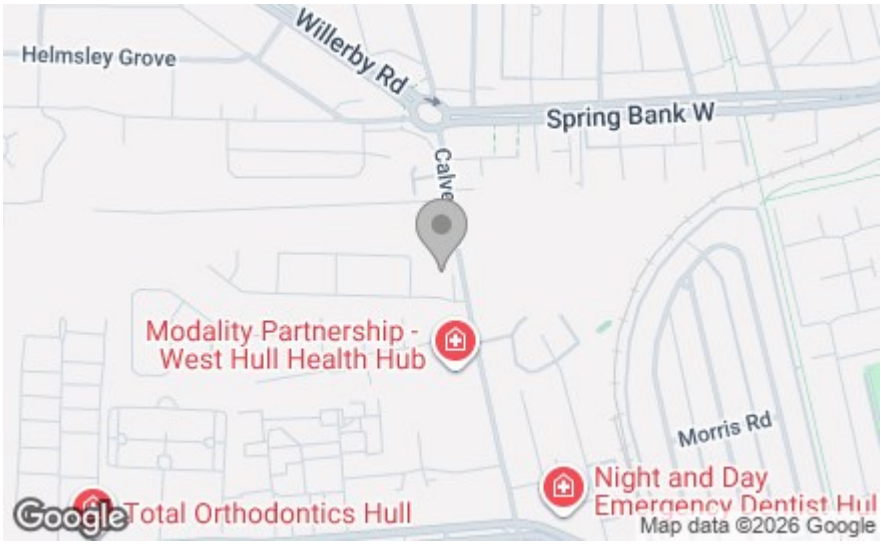
1ST FLOOR



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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