



43 Calvert Road | Hull | HU5 5DF

Guide Price £160,000 to £170,000

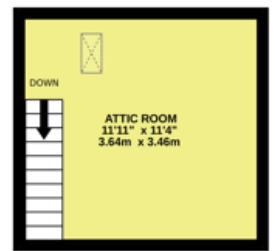
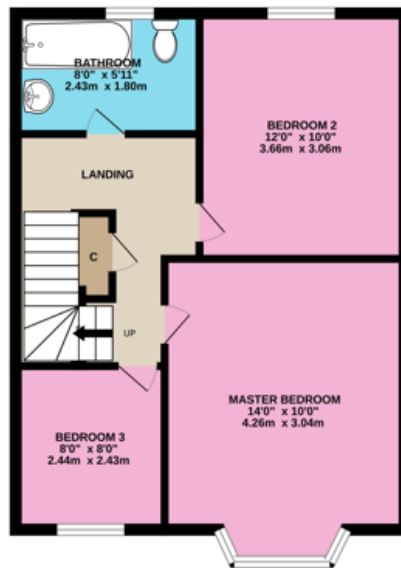
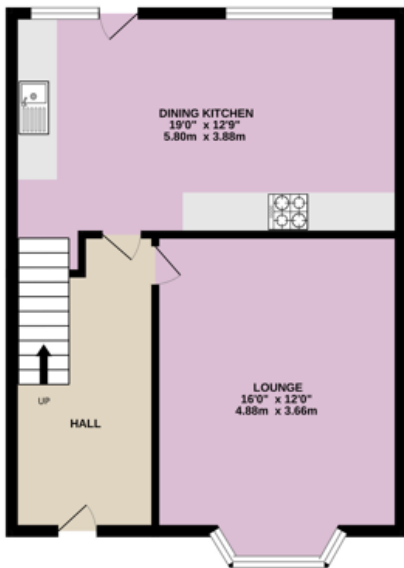
Bell & Co Estates are delighted to present this spacious Three/Four-Bedroom End Terraced House, ideally located close to local amenities. This prime location offers convenient access to schools, shops, and transport links, making it an ideal family home. In brief, the property comprises; welcoming Entrance Hallway providing access to a large front-facing Lounge, perfect for relaxing with family and friends. Modern Fitted Kitchen/Diner: Features sleek grey gloss units and provides access to the rear garden. This spacious area is ideal for entertaining loved ones. To the first floor are Three Good-Sized Bedrooms, each room offers ample space and comfort and the family Bathroom complete with floor-to-ceiling tiles, shower over the bath, sink and WC. To the second floor the loft conversion hosts an additional double bedroom, providing extra space and versatility. To the front of the property the driveway offers off-road parking with gate access to the side leading to an enclosed rear garden with art artificial grass, a patio area, pond and a Detached Garage. This home is in a great location and makes the perfect family home. Viewing is highly recommended to fully appreciate all that this home has to offer.



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.

2ND FLOOR
130 sq.ft. (12.0 sq.m.) approx.



43 CALVERT ROAD, HULL, HU5 5DF

TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.

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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43, Calvert Road
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HU5 5DF

Energy rating

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Valid until

26 September 2024

Certificate number

2358-9052-7261-2684-2930

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements