



SYMONDS + GREENHAM

Estate and Letting Agents



97 Endike Lane, Hull, HU6 7UL

£120,000

FANTASTIC THREE BED MID TERRACED - POPULAR HU6 LOCATION - WELL PRESENTED AND MAINTAINED THROUGHOUT - SOUTH FACING GARDEN - GARAGE AND OFF STREET PARKING - OPEN PLAN LIVING AREA - CLOSE TO LOCAL AMENITIES

Situated on Endike Lane in a central HU6 location, this three bedroom mid terraced home offers fantastic potential and represents an ideal opportunity for a wide range of buyers. Ideally positioned for access to excellent local schools, a regular bus route and a great selection of nearby amenities, the property combines convenience with plenty of scope to add value.

The accommodation comprises an entrance porch leading to a spacious open plan living and dining room, a good-sized kitchen, and a practical ground floor wet room. To the first floor are three generous bedrooms, each offering versatility for family living, guest space, or a home office.

Externally, the property boasts a south facing rear garden that's quite the sun trap — perfect for relaxing or entertaining — along with a garage and off street parking. Well cared for over the years, the property would now benefit from some modernisation, allowing a buyer to put their own stamp on what could be a truly lovely home.

BOOK YOUR VIEWING NOW!

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 B.

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

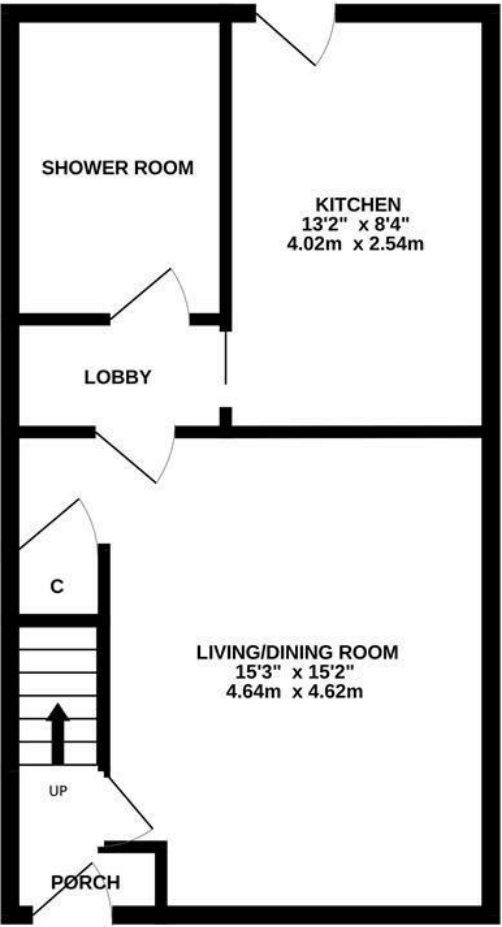
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

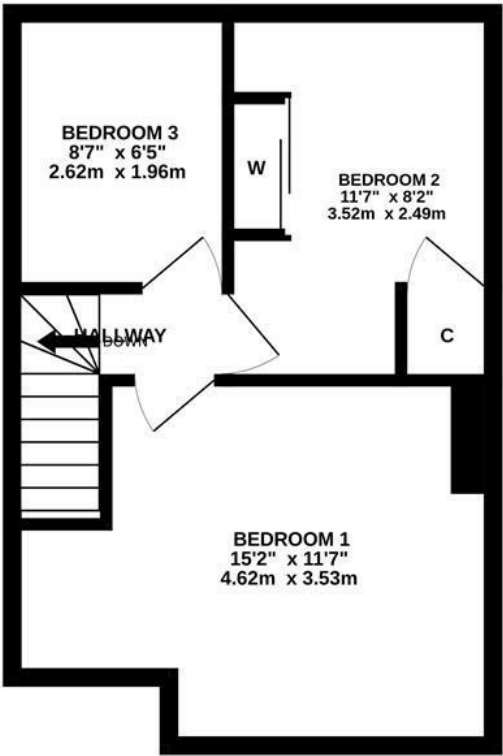
VIEWINGS

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

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	
(55-68) 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	
(02 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	
England & Wales	EU Directive 2002/91/EC

