

Whitakers

Estate Agents



36 Endymion Street, Hull, HU8 8TZ

£79,950

This outstanding 2 bedroom terraced home really does need to be viewed to be fully appreciated!

Immaculately presented throughout, having been improved and modernised to a very high standard by the current owners, this lovely property would make an excellent first purchase or Investment!

Well located for local shops, schools and amenities and enjoying excellent transport links into and around the city, the property briefly comprises; lounge, recently fitted contemporary kitchen and modern bathroom to the ground floor whilst to the first floor there are two double bedrooms.

Also benefitting from an enclosed rear yard, gas central heating and uPVC double glazing, this property is sure to be popular hence, early viewing is recommended!

The Accommodation Comprises

Lounge 15' x 12'11 (4.57m x 3.94m)



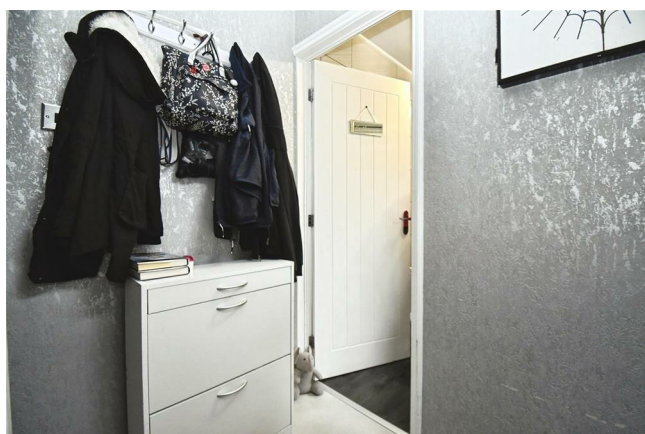
With uPVC front bay window, carpeted flooring and central heating radiator.

Fitted Kitchen 10'2 x 8'10 (3.10m x 2.69m)



Modern contemporary kitchen fitted with a range of shaker style wall and base units, contrasting work surfaces and tiled splashbacks. 4 ring induction hob with extractor over and mid level integrated fan oven and microwave. Composite sink drainer, plumbing for automatic washing machine and space for a free standing fridge/freezer. Vinyl tiled flooring, under stair storage, uPVC double glazed window to rear aspect and door into....

Rear Lobby



With vinyl tiled flooring, stairs to first floor, uPVC rear entrance door and internal door into....

Bathroom 5'3 x 6'4 (1.60m x 1.93m)



Modern stylish bathroom comprising L-shaped bath with mains dual head shower over and fitted

shower screen, vanity hand wash basin and low flush wc. Ladder style chrome heated towel rail, laminate tiled flooring, tiled walls and uPVC window.

First Floor Landing

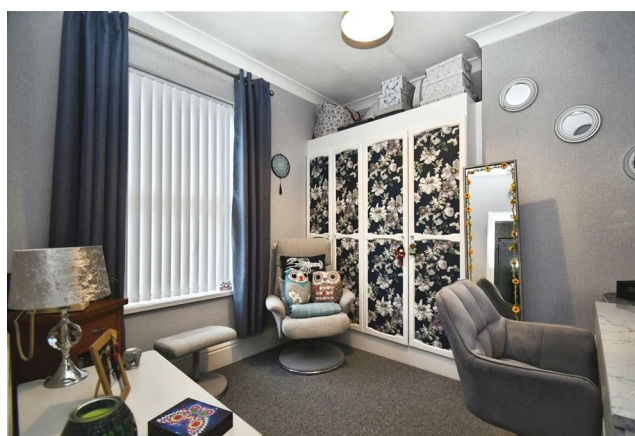
Stairs from rear lobby to first floor landing with uPVC window to rear and carpeted flooring.

Bedroom One 12'9 x 10'9 (3.89m x 3.28m)



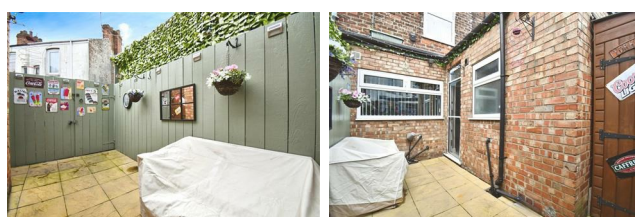
With uPVC window to front aspect, carpeted flooring and central heating radiator.

Bedroom Two 9'9 x 9'4 (2.97m x 2.84m)



With uPVC window to rear aspect, built in wardrobes, carpeted flooring and central heating radiator.

Outside



To the front of the property is a small courtyard with wrought iron fencing and gate to the front whilst to the rear is an enclosed paved yard with storage shed and rear gate access.

Tenure

The property is Freehold

Council Tax

Council Tax band A

Kingston upon Hull City Council

EPC

EPC Awaited

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 6 Mbps, Ultrafast 10000 Mbps

Coastal Erosion - No

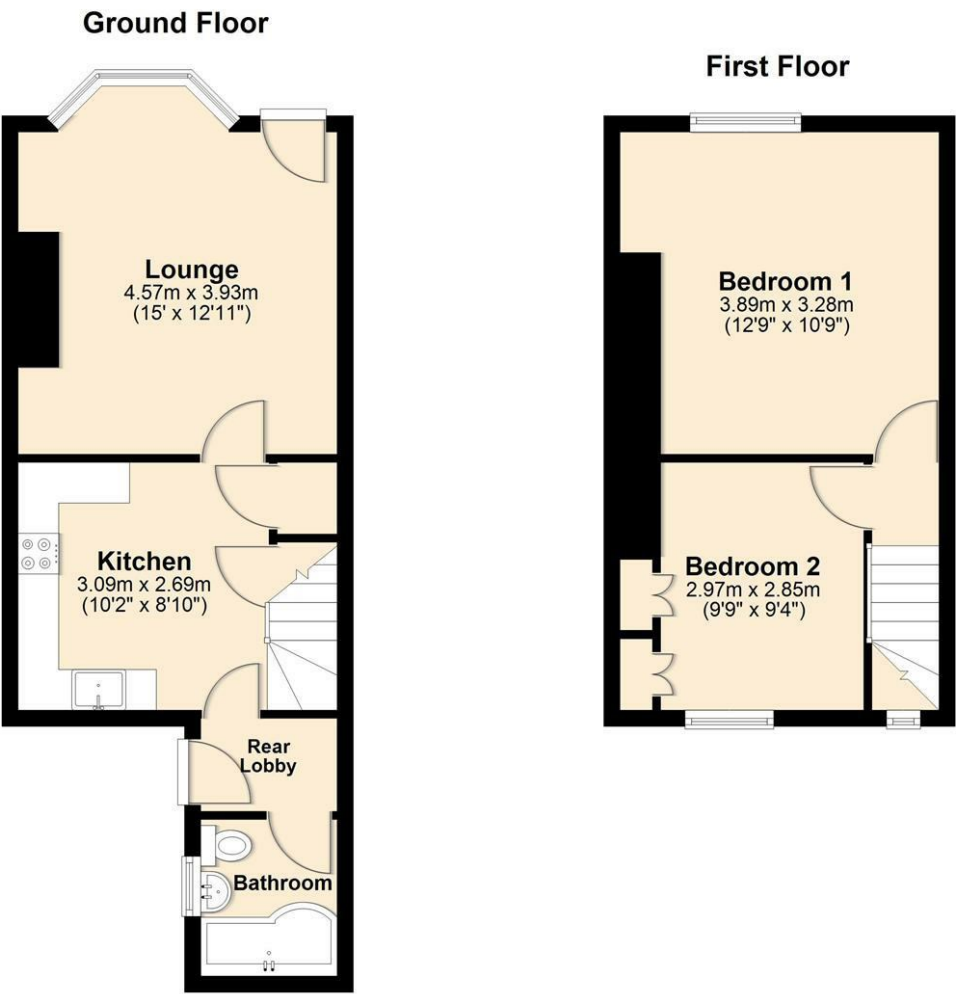
Coalfield or Mining Area - No

Planning - No

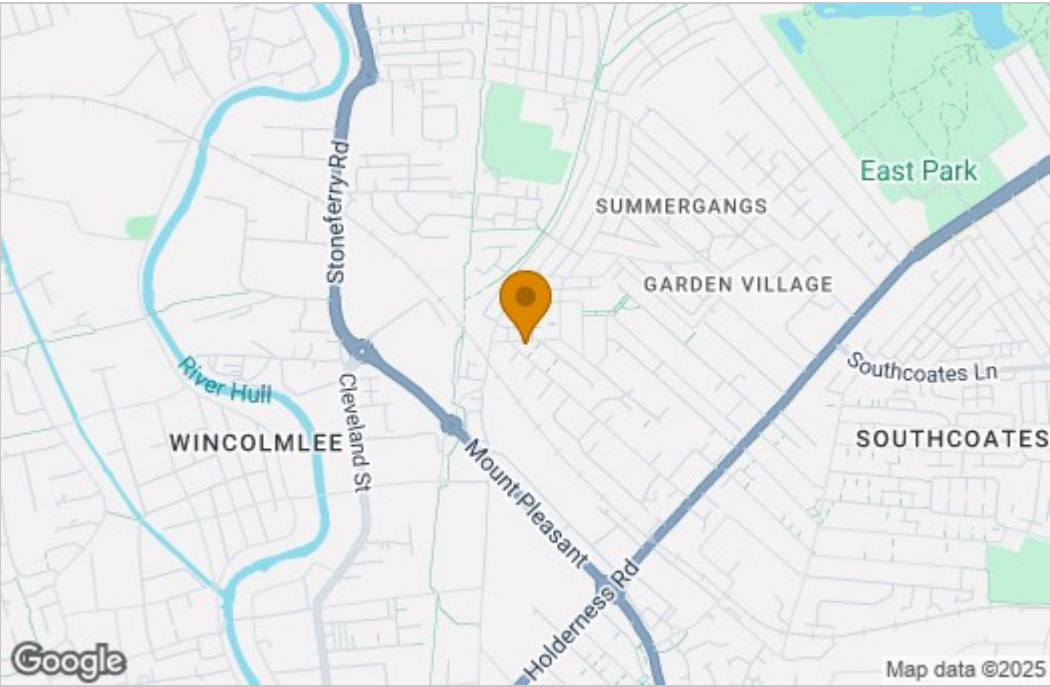
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

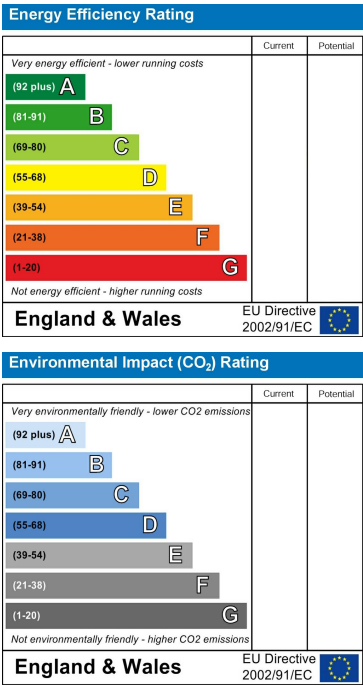
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.