



Endike Lane, Hull HU6 8DS

Welcome to

Endike Lane, Hull

William H. Brown is delighted to market this 2 bedroom end terraced house! The property has no chain and requires a degree of upgrading!



Entrance Hall

Single glazed entrance door to the front, single glazed window to the front, understairs cupboard and a radiator.

Lounge

15' 7" max x 11' 4" max (4.75m max x 3.45m max)
Double glazed box style bay window to the front, feature fire surround with gas fire and a radiator.

Kitchen

7' 8" max x 18' 1" max (2.34m max x 5.51m max)
Fitted kitchen with a range of wall and base units, gas cooker point, stainless steel sink, plumbing for an automatic washing machine, boiler, radiator, two single glazed windows to the rear and double glazed door to the rear.

Shower Room

Shower room with corner shower, low level W/C, pedestal wash hand basin, towel style radiator, extractor fan and single glazed window to the side.

Conservatory

7' 8" x 13' 3" (2.34m x 4.04m)
Double glazed french style doors to the front, double glazed door to the side, two double glazed windows to the rear, three double glazed windows to the side and a radiator.

Landing

Double glazed window to the side, storage cupboard, radiator and access to the loft.

Bedroom 1

10' x 11' 8" max (3.05m x 3.56m max)
Double glazed window to the front and a radiator.

Bedroom 2

10' 10" x 8' 11" max (3.30m x 2.72m max)
Double glazed window to the rear.

Shower Room

Shower room with corner shower, low level W/C, pedestal wash hand basin, radiator and double glazed window to the rear.

Front Garden

Concrete driveway with gravelled area and fence surround.

Rear Garden

Concrete yard, artificial lawn, gravelled area, fence surround and two garden sheds.



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Welcome to

Endike Lane, Hull

- 2 Bedroom End Terraced Property
- Off Street Parking
- No Chain
- Great Local Amenities
- Requires A Degree Of Upgrading

Tenure: Freehold EPC Rating: C

offers over

£95,000

Directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119252 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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