





Endike Lane, Hull HU6 8DX

william
h brown

welcome to

Endike Lane, Hull

This property located in North Hull, includes three reasonably sized bedrooms with a downstairs bathroom and is close to local amenities.













Entrance Hall
With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge.

Lounge
15' x 11' 4" (4.57m x 3.45m)
With a radiator and a double glazed window to the front.

Kitchen/ Dining Room
21' 7" x 10' 4" (6.58m x 3.15m)
Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless sink and drainer unit, an integrated hob, an integrated oven, space for a fridge freezer, plumbing for a washing machine, a boiler unit, a storage cupboard under the stairs, and a double glazed window to the rear.

Back Hall
With a door leading to the rear garden.

Ground Floor W/C
With a W/C.

Ground Floor Bathroom
With a wash hand basin, a bath with a shower over and a radiator.

Bedroom 1
15' 3" x 11' 1" (4.65m x 3.38m)
With a radiator and a double glazed window to the front.

Bedroom 2
11' x 9' 1" (3.35m x 2.77m)
With a radiator and a double glazed window to the rear.

Bedroom 3
8' x 5' 10" (2.44m x 1.78m)
With a double glazed window to the rear.

Front Garden
With a path leading to the door, a lawned area and a hedge.

Rear Garden
With a bricked area, a hedge, a fence and a summer house.

Summer House
With a window and a door, providing additional outdoor space.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Endike Lane, Hull

- GUIDE PRICE £100,000 - £110,000
- Close to local amenities
- Easy bus routes to city centre
- Double glazed throughout
- Ideal for first time buyers and investors

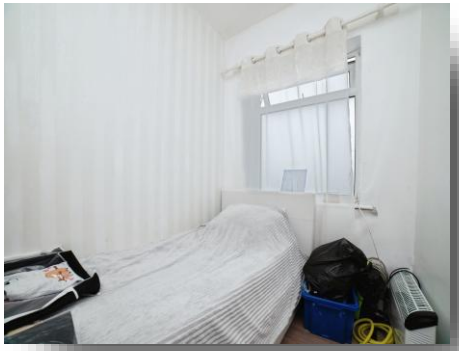
Tenure: Freehold EPC Rating: D
Council Tax Band: B

directions to this property:

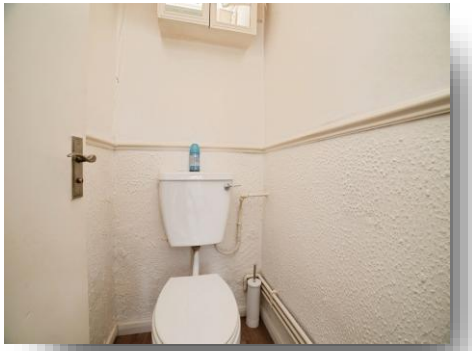
See below map for property location, for more information on the local area, please contact your residential sales team on: 01482 447748.

guide price

£100,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120641

The Property Ombudsman

Property Ref:
NEA120641 - 0007

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.

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