

# Whitakers

Estate Agents



**23 Endymion Street, Hull, HU8 8TZ**

**£95,000**

NO ONWARD CHAIN!!!

LOCATED ON A POPULAR AND HIGHLY SOUGHT-AFTER DEVELOPMENT, THIS WELL-POSITIONED THREE BEDROOM HOME OFFERS EXCELLENT ACCESS TO THE CITY CENTRE, LOCAL SCHOOLS AND AMENITIES, ALONG WITH THE WIDE RANGE OF SHOPPING AND LEISURE AMENITIES AVAILABLE ON HOLDERNESS ROAD.

IDEAL FOR A GROWING FAMILY, FIRST TIME BUYERS, OR INVESTORS, THE PROPERTY BENEFITS FROM WELL PROPORTIONED ROOMS THROUGHOUT, GENEROUS STORAGE SPACE, AND A TASTEFULLY EXTENDED KITCHEN DINER TO THE REAR OF THE PROPERTY, PERFECT FOR FAMILY LIVING NEEDING THE EXTRA SPACE.

REQUIRING SLIGHT MODERNISATION, THIS HOME PRESENTS A FANTASTIC OPPORTUNITY FOR THE NEXT OWNER TO ADD THEIR OWN STYLE AND CREATE A SPACE TRULY THEIR OWN.

## Porch

Front porch leading to the entrance hall.

## Entrance Hall



Carpeted, Entrance to the lounge to the left and leading to the stairs.

Lounge 14'11" x 12'9" (4.57 x 3.89)



Compromises of a large bay window, radiator, a gas fire with a stylish mantlepiece. Carpeted through, with a toughened glass partition leading to the kitchen, allowing the natural light to filter throughout the full proximity of the ground floor.

Fitted Kitchen / Diner 15'7" x 14'9" (4.76 x 4.51)



Fitted kitchen with a wide range of floor and wall units. Provides a good variety of contrasting worktop space, stainless steel sink, an electric hob and electric oven. Compromises a large under stairs storage cupboard and a radiator. Carpeted throughout with a UPVC window to the rear.

## Downstairs bathroom



Downstairs bathroom to the rear of the property, leading from the kitchen. Lino flooring, with fully tiled walls. A low level WC, bathtub and a vanity sink with a window to the rear and a heated towel rail.

Bedroom 1 15'8" x 11'2" (4.78 x 3.41)



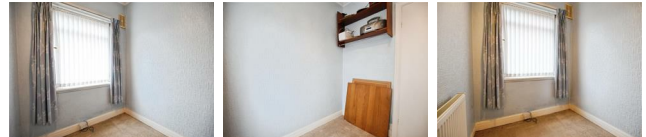
Generously proportioned master bedroom, with fitted wardrobes and a storage cupboard. Two UPVC windows to the front, and carpeted throughout.

Bedroom 2 9'10" x 9'3" (3.00 x 2.84)



Boasts fitted wardrobes, carpeted with a radiator, and a upvc window to the rear.

Bedroom 3 6'9" x 5'11" (2.07 x 1.81)



carpeted throughout with a upvc window to the rear and a radiator

## Garage



Garage to the rear with access from the rear alleyway. Giving additional parking for one vehicle.

## Outside



To the rear of the property, comprises a low maintenance, well proportioned rear garden, with access to a garage and accessible from the rear ten foot. To the front of the property, a low maintenance, enclosed front garden.

## Council Tax

## Tenure

## EPC

### 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:

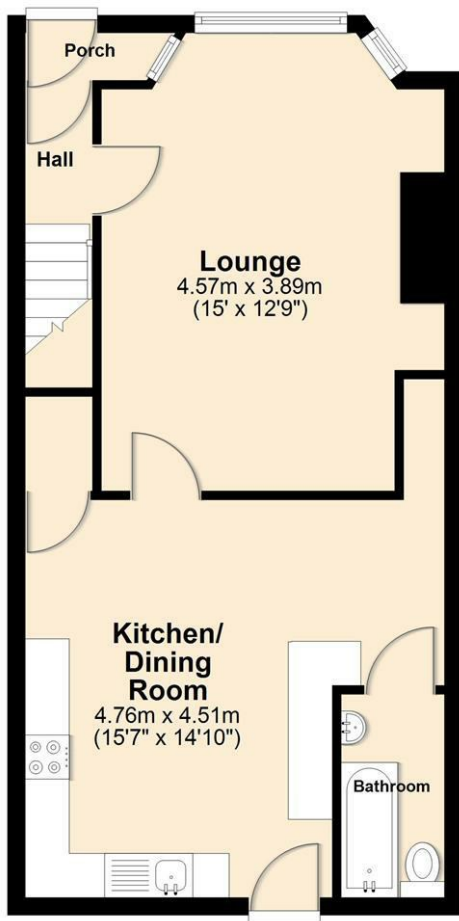
Construction -  
Conservation Area -  
Flood Risk -  
Mobile Coverage/Signal -  
Broadband -  
Coastal Erosion -  
Coalfield or Mining Area -  
Planning -

### Whitakers Estate Agent Declaration:

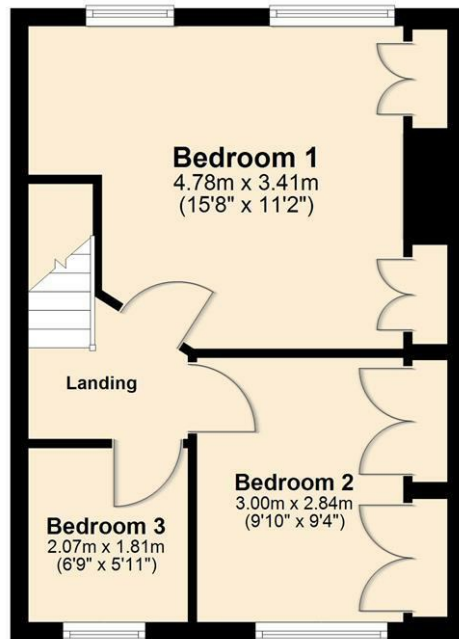
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

# Floor Plan

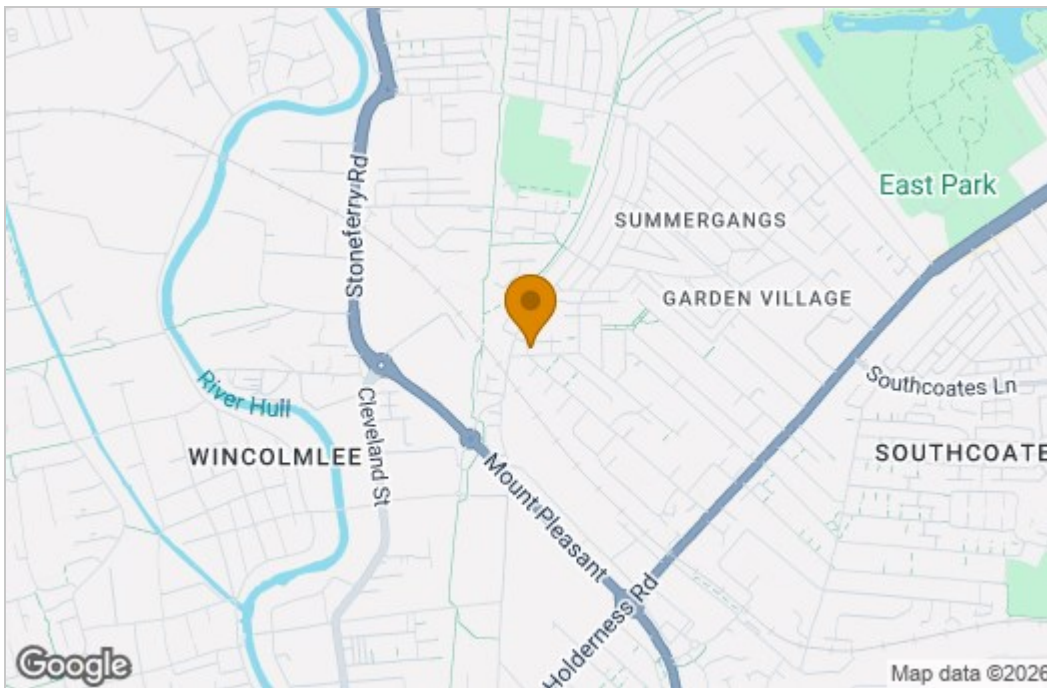
## Ground Floor



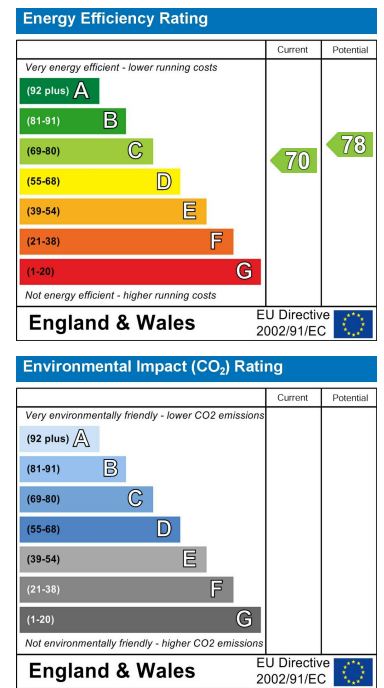
## First Floor



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.