Quick & Clarke
PROPERTY SPECIALISTS

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551 Endike Lane, Hull HU6 8TH

Asking price £145,000

Beverley | Cottingham | Hornsea | Willerby

- Traditional semi-detached home
- Three bedrooms
- Front and rear garden
- Off-street parking for three cars
- Viewing essential
- Council Tax Band: A
- EPC Rating: C

This traditional three bedroom semi-detached property would be ideal for first time buyers or investors. Offered to the market at £149,950, the property enjoys entrance porch, hallway, bathroom, living room, kitchen, utility, first floor landing and three bedrooms. Outside there are front and back gardens with parking for three cars to the front. Viewing is essential!

LOCATION
Endike Lane leads out of the village of Cottingham, and on exiting the village the property can be located on the right hand side. Ideally placed for the facilities on Greenwood Avenue and Hall Road, and also lying only three miles east from the village centre of Cottingham. This East Riding village is so diverse with a good mixture of age groups, superb local amenities and facilities, and is within ease of reach of the historical town of Beverley and the City of Hull. There are two primary schools in Cottingham and a secondary school. The two main supermarkets are the Co-Op and Aldi with a good range of local business shops. Cottingham has its own train station and bus service. Thursday is market day with local traders meeting in the market square.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
4'11" x 3'6" (1.51m x 1.07m)

HALLWAY
6'0" x 10'7" (1.84m x 3.23m)
Stairs leading to first floor, radiator and carpet flooring.

LOUNGE
12'11" x 11'5" (3.96m x 3.48m)
Bay window to the front, gas fireplace, radiator and carpet flooring.

KITCHEN
11'2" x 8'2" (3.42m x 2.51m)
Range of wall and base units, electric oven, induction hob, stainless steel sink, two double glazed windows to the rear, tiled flooring and radiator.

UTILITY ROOM
4'10" x 5'10" (1.48m x 1.80m)
Housing central heating boiler and with double glazed window to the rear, uPVC door leading to garden, vinyl flooring and plumbing for washing machine.

BATHROOM
5'7" x 5'3" (1.72m x 1.61m)
Double glazed window to side aspect, white three piece suite with low level w.c., pedestal hand wash basin, panelled bath with shower over, tiled walls, vinyl flooring and heated towel rail.

FIRST FLOOR

LANDING
Carpet flooring.

BEDROOM 1
14'2" x 9'8" (4.34m x 2.97m)
Double glazed window to front elevation, carpet flooring, radiator and storage cupboard.

EN-SUITE
Low level w.c. and pedestal hand wash basin.

BEDROOM 2
11'6" x 9'0" (3.51m x 2.76m)
Window to rear elevation, carpet flooring and radiator.

BEDROOM 3
8'9" x 8'3" (2.69m x 2.54m)
Window to rear elevation, carpet flooring and radiator.

OUTSIDE
To the front of the property is a mainly gravelled driveway and lawned garden with fenced borders.

To the rear is a paved and gravelled garden with fenced borders and a storage shed.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

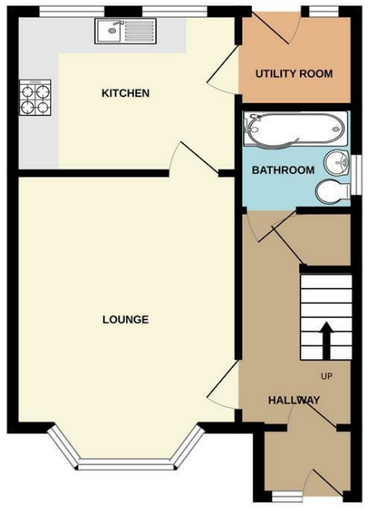
DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR



1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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