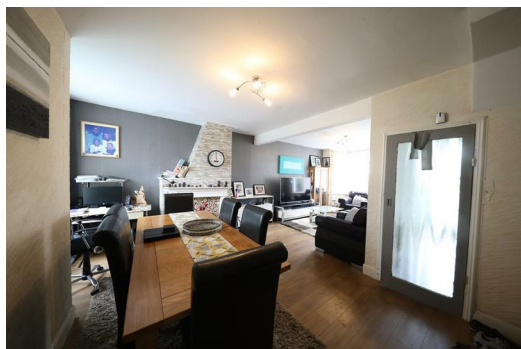




SYMONDS + GREENHAM

Estate and Letting Agents



599 Endyke Lane, Hull, East Yorkshire HU6 8TE **Offers in excess of £130,000**

THREE BED MID-TERRACED HOME - PERFECT FOR A FIRST TIME BUYER - STUNNING REAR GARDEN

This mid-terraced home is situated on Endyke Lane on the outskirts of the popular village of Cottingham. Cottingham is home to well regarded schools and a host of local amenities including super-markets, restaurants and a gym. The property would be perfect for a first time buyer but could also be suitable for a family. The property boasts off-street parking to the front, a stunning garden to the rear and internally comprises porch, entrance hall, living room/diner, kitchen, two double bedrooms, a single third bedroom and a shower-room.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING TODAY!

GROUND FLOOR

PORCH

with door to...

ENTRANCE HALL

with stairs to first floor under-stairs cupboard and door to...

LIVING ROOM/DINER

25'11 max x 16'2 max (7.90m max x 4.93m max)

with door to...

KITCHEN

11'5 max x 8'9 max (3.48m max x 2.67m max)

with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, space for cooker, space for fridge-freezer, plumbing for washing machine, plumbing for dishwasher and door to rear garden



FIRST FLOOR

BEDROOM 1

13'6 max x 11' max (4.11m max x 3.35m max)

with fitted wardrobe



BEDROOM 2

12'2 max x 9'5 max (3.71m max x 2.87m max)

with fitted wardrobe



BEDROOM 3

7'1 max x 6'5 max (2.16m max x 1.96m max)



SHOWER-ROOM

with low level WC, vanity hand basin, shower cubicle with over head shower, heated towel rail, floor to ceiling tiles



OUTSIDE

The front garden is mainly laid to lawn with a gravelled area providing off-street parking.

The rear garden is mainly laid to lawn with a patio area, a timber shed and a brick garage.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

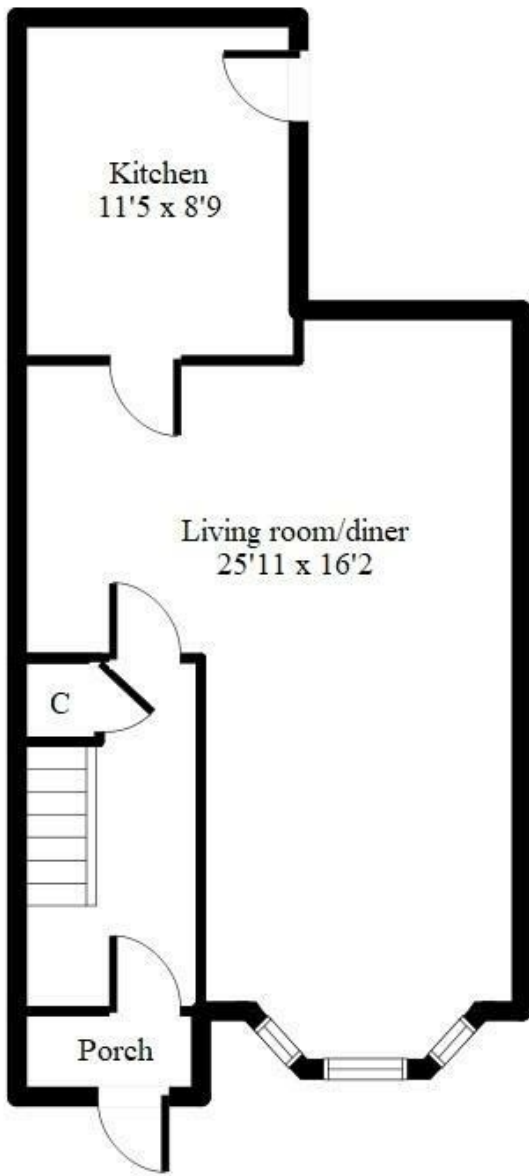
The property has the benefit of double glazing.

DISCLAIMER

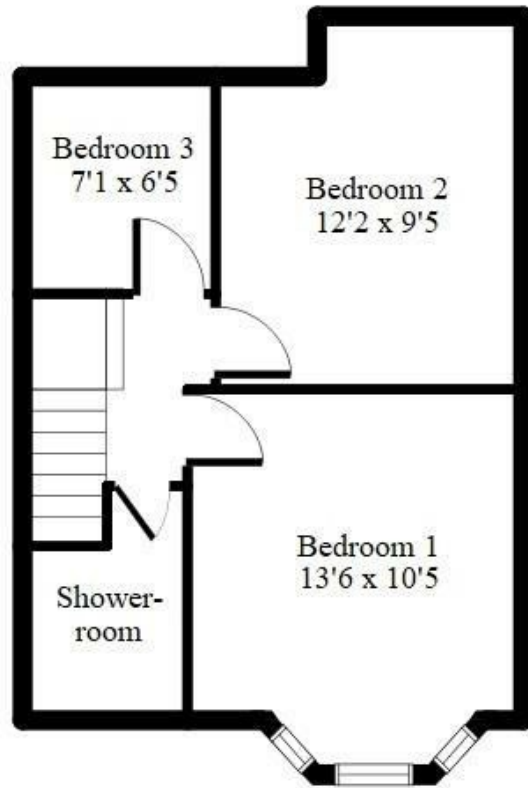
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Ground floor



First floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	86
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	84
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

