



587 Endyke Lane

Hull

HU6 8TE

£140,000

NO CHAIN INVOLVED! A traditional style 3 Bedroom bay windowed middle house offered onto the market for those wanting to put their own stamp on it! Requiring further improvement and internal decoration this property offers good size accommodation and huge potential for a family home. Benefiting from uPVC double glazing and gas central heating the accommodation comprises Entrance Hall, 2 Reception Rooms, fitted Kitchen including integrated oven and hob, on the first floor there are 3 Bedrooms and Bathroom/WC and enclosed fixed staircase leading to boarded out loft space. Outside there is a long front garden, further good size rear garden with vehicular access for potential parking within the garden. Situated in this very popular location.



Property Features

- Bay-Windowed Middle House
- Requires Some Updating
- 3 Bedrooms
- Great Potential
- 2 Reception Rooms
- Popular Location
- Gas Central Heating/uPVC Double Glazing
- No Chain Involved

Full Description

THESE DETAILS ARE DRAFT DETAILS ONLY AND ARE AWAITING APPROVAL BY THE VENDOR

LOCATION

The property is situated on the fringe of Cottingham and provides great access for local facilities within Cottingham itself including shops, public transport, schools and convenient travelling distance for Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC double glazed entry door having side and overhead obscured windows, single central heating radiator, staircase with wooden balustrade and laminate flooring.

FRONT SITTING ROOM

12' 8" x 10' 5" (3.86m x 3.18m)

With uPVC double glazed bay window which overlooks the front, single central heating radiator, wall-mounted electric fire, picture railing, TV point and laminate flooring.

DINING ROOM

16' 2" x 12' 8" (4.93m x 3.86m)

With uPVC double glazed french doors with side and overhead windows leading to the rear garden, built-in shelving unit to recess with drawers, laminate flooring, single central heating radiator, cornice to the ceiling and under-stairs storage cupboard.

FITTED KITCHEN

11' 5" x 8' 6" (3.48m x 2.59m)

With stainless steel one and a half bowl sink with mixer tap and drainer, fitted base and wall-mounted units, marble effect worktop surface areas, built-in under oven, Zanussi hob, extractor/cooker hood, plumbing for automatic washing machine, uPVC double glazed windows which overlook the side and rear, wall-mounted boiler serving central heating and hot water and laminate flooring.

FIRST FLOOR

LANDING

With enclosed staircase leading to the second floor.

BEDROOM 1

13' 2" x 10' 8" (4.01m x 3.25m)

With uPVC double glazed bay window which overlooks the front, single central heating radiator, picture railing, TV point and laminate flooring.



Full Description

BEDROOM 2

11' 10" x 9' 5" (3.61m x 2.87m)

With uPVC double glazed window which overlooks the rear, TV point, single central heating radiator, laminate flooring and built-in cupboard.

BEDROOM 3

7' 2" x 6' 5" (2.18m x 1.96m)

With uPVC double glazed window which overlooks the rear, single central heating radiator and laminate flooring.

BATHROOM

5' 7" x 5' 8" (1.7m x 1.73m)

With panelled bath with mixer tap and shower attached, shower screen, tiled areas, pedestal wash hand basin, low level WC, heated chrome radiator and uPVC double glazed obscured window which overlooks the front.

ENCLOSED STAIRCASE

Fixed staircase leading to :-

SECOND FLOOR

BOARDED OUT LOFT SPACE

14' 6" x 9' 8" (4.42m x 2.95m)

With Velux window, laminate flooring and storage areas.

OUTSIDE

To the front of the property there is a lawned garden with path and fencing on perimeters and to the rear there is a lawned garden with fencing on perimeters, patio area and potential rear vehicular access.

TENURE

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

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order. Whilst we endeavour to make our sales details accurate and reliable, 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 travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT
Monday to Friday 9am to 5pm
Saturday 10am to 1pm.





DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements