



SYMONDS + GREENHAM

Estate and Letting Agents



303 Endike Lane, Hull, East Yorkshire HU6 8DX

Offers in excess of £80,000

EXCELLENT TWO BED TERRACE HOME - PERFECT FOR INVESTOR OR FIRST TIME BUYER - GREAT POTENTIAL

Symonds and Greenham are delighted to bring to the market this fantastic two bed terrace home. Situated on Endike Lane, this home is perfectly located for local amenities, cafes, bars and restaurants as well as schools. Inside the property there's bags of potential, the lounge has excellent natural light and the kitchen diner offers exceptional space. Upstairs delivers two generous bedrooms and a family bathroom and outside you will find a lovely rear garden with a garage at the bottom.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

12'00 x 12'00 max (3.66m x 3.66m max)

A lovely and bright family room with a bay window and a door leading to the kitchen diner.



KITCHEN DINER

10'00 x 15'00 max (3.05m x 4.57m max)

With a range of eye level and base level units with complimenting work surfaces, space for fridge freezer, plumbing for washing machine, sink and drainer unit and space for an oven. With a door leading outside.



FIRST FLOOR

BEDROOM 1

15'00 x 11'02 max (4.57m0.00m x 3.40m max)

A really large and bright main bedroom with plenty of room for storage.



BEDROOM 2

9'01 x 10'10 max (2.77m x 3.30m max)

Another generous bedroom.



BATHROOM

With a low level WC, pedestal hand basin, a panelled bath with overhead shower attachment, tiles to splash back areas.



OUTSIDE

Outside there is a lovely and easily maintained rear garden and a garage.



CENTRAL HEATING

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

DOUBLE GLAZING

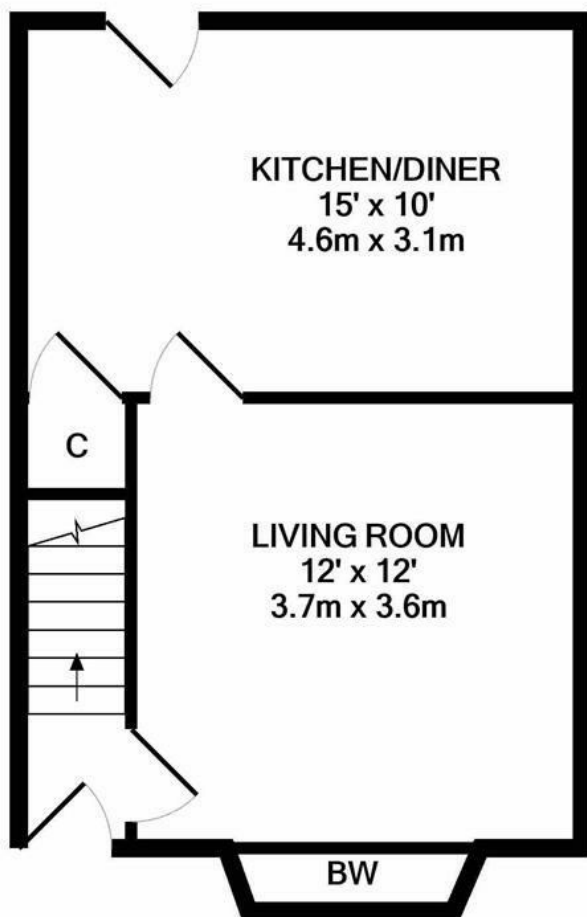
The property has the benefit of double glazing.

DISCLAIMER

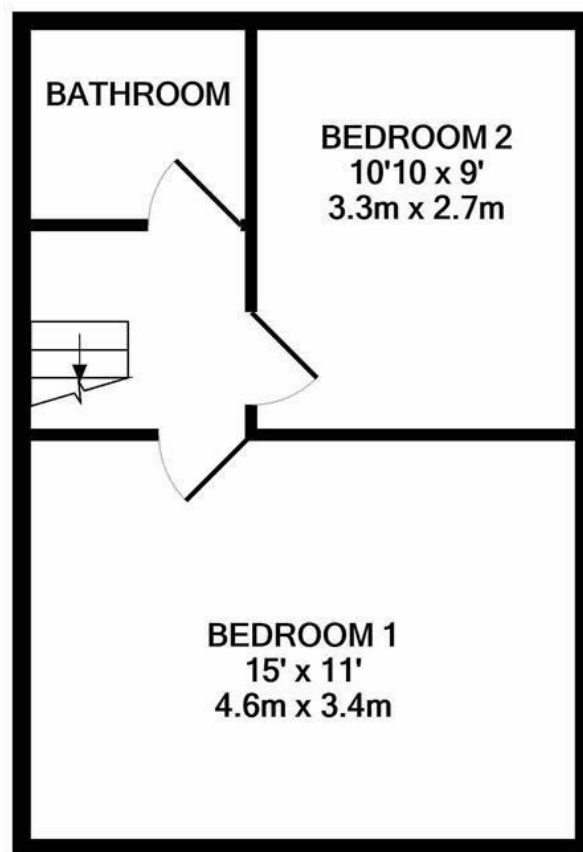
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

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



GROUND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	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			
(92 plus)	A		
(81-91)	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	