

# Whitakers

Estate Agents



## 26 Endike Lane, Hull, HU6 7UP

**£135,000**

SITUATED IN A POPULAR LOCATION OF KINGSTON UPON HULL, CLOSE TO WELL REGARDED EDUCATIONAL FACILITIES, AMENITIES AND TRANSPORT LINKS, THIS SPACIOUS TWO BEDROOMED PROPERTY OFFERS FANTASTIC POTENTIAL AND ADVERTISED WITH NO ONWARDS CHAIN!

ORIGINALLY DESIGNED AS A THREE BEDROOM PROPERTY, THIS HOME HAS BEEN THOUGHTFULLY RECONFIGURED TO PROVIDE AN ADDITIONAL FIRST FLOOR WC. FOR THOSE SEEKING EXTRA BEDROOM SPACE, THIS ROOM COULD EASILY BE CONVERTED BACK INTO A THIRD BEDROOM OR FURTHER DEVELOPED INTO A GENEROUS FIRST FLOOR SHOWER ROOM TO SUIT YOUR NEEDS.

THE GROUND FLOOR BOASTS A LARGE KITCHEN DINER, FEATURING A WELL-PROPORTIONED U-SHAPED KITCHEN, PERFECT FOR ENTERTAINING, FAMILY LIFE AND EVERYDAY LIVING. A CONVENIENTLY LOCATED DOWNSTAIRS SHOWER ROOM ADDS FURTHER PRACTICALITY TO THE PROPERTY.

OFFERING SCOPE TO PERSONALISE, THIS IS A FANTASTIC OPPORTUNITY FOR THE NEXT OWNERS TO PUT THEIR OWN STAMP ON A PROPERTY AND CREATE A HOME TAILORED TO THEIR LIFESTYLE.

### Entrance Hall

Carpeted throughout, leads to the stairs and the lounge. Compromises of a double glazed front door and a radiator.

### Lounge 15'7" x 12'0" (4.75 x 3.68)



Carpeted throughout with a large bay window to the front aspect, compromises of an under stairs storage cupboard, and doorway that leads to the kitchen.

### Kitchen/Dining Room 16'10" x 14'6" (5.14 x 4.44)



Large kitchen diner, providing a wide range of space for entertaining. Compromises of a large U-Shaped kitchen, and a conveniently placed downstairs shower room. The proportions of this room would suit a growing family unit perfectly. Laminate flooring throughout with a wide range of floor and wall units, a stainless steel sink with a mixer tap and an electric hob.

### Downstairs Shower Room 8'2" x 4'2" (2.51 x 1.28)



Conveniently placed downstairs shower room, compromising of a vanity sink, a low level WC, and corner shower unit with an independent closure. , and a heated towel rail. Lino flooring throughout.

### Bedroom 1 15'6" x 11'6" (4.74 x 3.51)



Master bedroom with carpet throughout, a radiator and 2x built in storage cupboards. Two UPVC windows to the front aspect, and a radiator.

### Bedroom 2 10'7" x 9'3" (3.25 x 2.83)



Double bedroom, carpet throughout with UPVC window to the rear of the property and a radiator

### Bedroom 3/Upstairs WC



Originally a 3 bedroom property, with the third bedroom converted into an upstairs WC, compromising of a low level WC and a hand basin. Could be converted back into a third bedroom for extra living space, or converted into a fully functioning 1st floor shower room. UPVC window to the rear and a radiation.

### Garage



Large rear garage, providing outside storage space, or an additional parking space. Secure gated rear access as residents hold the keys for the gates at the tenfoot entrance.

### Gardens



Large rear garden leading to the rear gated exit, and large rear garage. To the front of the property, also compromises of a low maintenance garden.

Council Tax  
Hull City Council tax band B

EPC  
EPC Rating D

Tenure  
Freehold

**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.

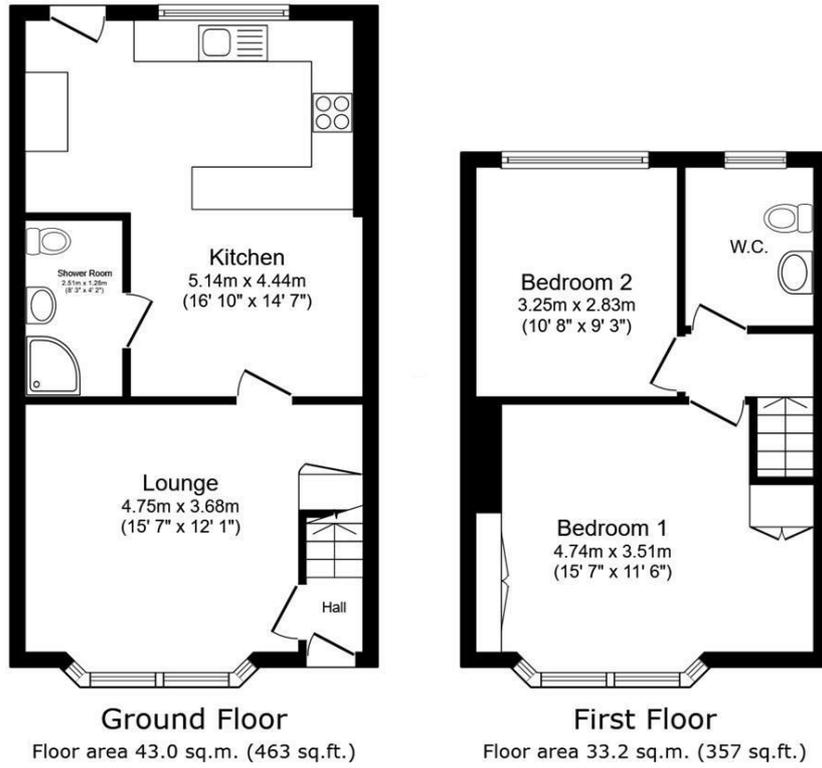
**Material Information:**

Construction - No  
Conservation Area - No  
Flood Risk - low  
Mobile Coverage/Signal - EE/Vodafone/O2/Three  
Broadband - Basic 14 Mbps Ultrafast 10000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - No

**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.

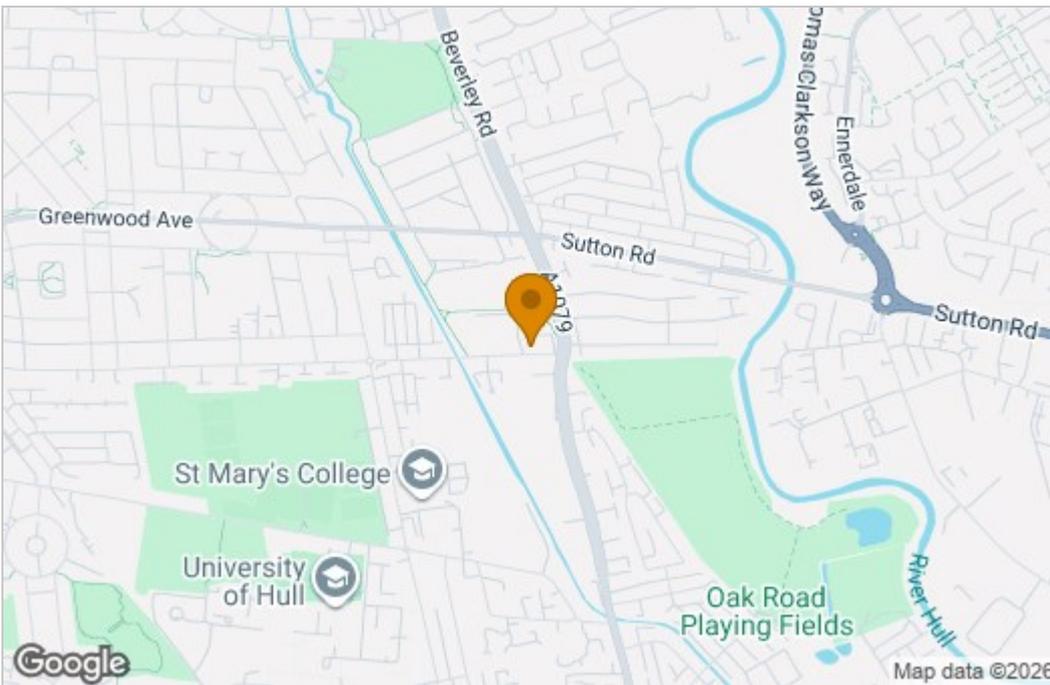
# Floor Plan



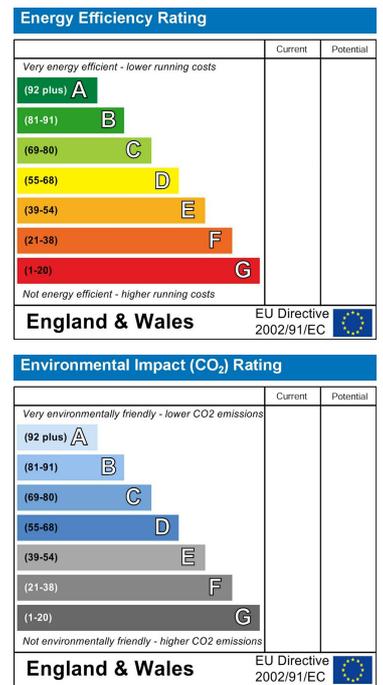
Total floor area: 76.2 sq.m. (820 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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.