



  
william  
h brown  
**for sale**  
Newland Avenue, Hull  
**01482 447748**  
williamhbrown.co.uk



**Endike Lane, Hull HU6 8DX**

  
william  
h brown

**welcome to**

**Endike Lane, Hull**

This property located in North Hull, is to be sold with tenant in situ, includes three reasonably sized bedrooms with a downstairs bathroom and is close to local amenities.



### **Entrance Hall**

With a door to the front leading into the property, stairs leading to the upper floor and access to the lounge.

### **Lounge**

15' x 11' 4" ( 4.57m x 3.45m )

With a radiator and a double glazed window to the front.

### **Kitchen/ Dining Room**

21' 7" x 10' 4" ( 6.58m x 3.15m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless sink and drainer unit, an integrated hob, an integrated oven, space for a fridge freezer, plumbing for a washing machine, a boiler unit, a storage cupboard under the stairs, and a double glazed window to the rear.

### **Back Hall**

With a door leading to the rear garden.

### **Ground Floor W/C**

With a W/C.

### **Ground Floor Bathroom**

With a wash hand basin, a bath with a shower over and a radiator.

### **Bedroom 1**

15' 3" x 11' 1" ( 4.65m x 3.38m )

With a radiator and a double glazed window to the front.

### **Bedroom 2**

11' x 9' 1" ( 3.35m x 2.77m )

With a radiator and a double glazed window to the rear.

### **Bedroom 3**

8' x 5' 10" ( 2.44m x 1.78m )

With a double glazed window to the rear.

### **Front Garden**

With a path leading to the door, a lawned area and a hedge.

### **Rear Garden**

With a bricked area, a hedge, a fence and a summer house.

### **Summer House**

With a window and a door, providing additional outdoor space.



**view this property online** [williamhbrown.co.uk/Property/NEA120641](http://williamhbrown.co.uk/Property/NEA120641)



welcome to

## Endike Lane, Hull

- Close to local amenities
- Sold with tenant in situ
- Easy bus routes to city centre
- Double glazed throughout
- Ideal for investment

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

# £130,000



### directions to this property:

See below map for property location, for more information on the local area, please contact your residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120641 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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