

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME





57 Jack Harrison Avenue, Cottingham, East Yorkshire, HU16 5UN

- 📍 Semi-Detached House
- 📍 Landscaped Rear Garden
- 📍 Off Street Parking
- 📍 Council Tax Band = C
- 📍 Three Beds/Two Baths
- 📍 Dual Aspect Lounge
- 📍 Dining Kitchen & Utility
- 📍 Freehold / EPC = B

£270,000

INTRODUCTION

Forming part of the Harland Park development built in recent times by David Wilson Homes is this semi-detached house with many extras. The stylishly presented and beautifully appointed accommodation comprises a spacious entrance hallway with cloaks/W.C., dual aspect lounge and a contemporary dining kitchen with French doors opening out to the rear garden plus a utility room. Upon the first floor are three good sized bedrooms, two of which have built in wardrobes plus there is an en-suite shower room and a family bathroom.

The property occupies a corner style plot with lawned garden to the front and side. The beautifully landscaped rear garden is a particular feature with a lawn and patio areas which capture the sun throughout the day. There is also a driveway with parking for two cars.

LOCATION

Jack Harrison Way is situated off Harland Way, Cottingham. The highly regarded street scene of Harland Way runs from the A164 down into the village centre. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull City Centre, the historic market town of Beverley or in a westerly direction toward the iconic Humber bridge. Cottingham also has its own mainline railway station with direct access to London King's Cross. Schooling for all ages is available being both state and private.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With staircase leading to the first floor.





CLOAKS/W. C.

With low flush W.C. and wash hand basin. Half tiling to walls.



LOUNGE

17'10" x 10'4" approx (5.44m x 3.15m approx)

Light and spacious room with windows to the front and side.





DINING KITCHEN

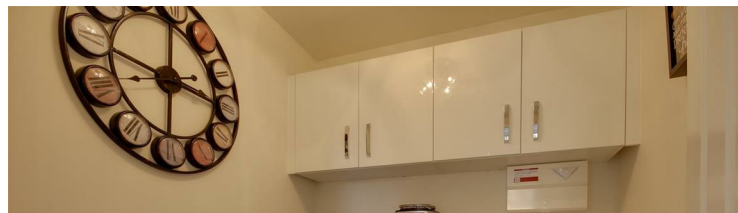
17'9" x 9'6" approx (5.41m x 2.90m approx)

Fitted with a range of contemporary base and wall units, complementing worksurfaces and upstands, sink and drainer with mixer tap plus integrated appliances including an oven, four ring gas hob with filter above, dishwasher and fridge/freezer. Ample space for a dining table and chairs. Window to rear and French doors opening out to the landscaped rear garden.



UTILITY ROOM

With fitted units, plumbing for a washing machine and space for tumble dryer. Understairs storage cupboard.





FIRST FLOOR



LANDING

With loft access hatch and storage cupboard.

BEDROOM 1

12'2" x 10'2" approx (3.71m x 3.10m approx)
Measurements up to fitted wardrobes. Window to front.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to front.





BEDROOM 2

10'11" x 9'9" approx (3.33m x 2.97m approx)
With fitted wardrobes and window to front. Over stairs storage cupboard.



BEDROOM 3

8'11" x 7'5" approx (2.72m x 2.26m approx)
Window to side.



BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Heated towel rail and window to rear.





OUTSIDE

The property occupies a lovely corner plot with lawned gardens to the front and side. The rear garden is a particular feature having been landscaped with lawn and attractive patio areas perfectly positioned to capture the sun throughout the day. There is a walled and fenced boundary to the perimeter with pedestrian access gate leading to the rear and the driveway which provides parking for two cars.



REAR VIEW





DRIVEWAY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to

condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE



If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





GROUND FLOOR

FIRST FLOOR




TOTAL AREA: APPROX. 90.3 SQ. METRES (972.0 SQ. FEET)

57 JACK HARRISON AVE, COTTINGHAM



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 (CO₂) 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	