

Whitakers

Estate Agents



121 Jack Harrison Avenue, Cottingham, HU16 5UN

£189,950

Exceptionally well presented semi-detached true bungalow situated in a prime position overlooking an open aspect green area, forming part of the highly desirable Poppy Fields Development located off Harland Way in Cottingham, boasting convenient access to the village centre itself and shortly access is also available to the Lawns via a pedestrian pathway.

The accommodation briefly comprises: entrance hall, a contemporarily fitted dining kitchen, lounge, two double size bedrooms and a well appointed bathroom.

There is a lawed garden to the side of the property complete with timber built garden store shed and an attractively paved garden to the rear. The property has two allocated parking spaces which are situated to the side of the adjoining property.

Having Upvc double glazing, gas fired central heating and a number of years remaining on the NHBC Warranty.

An internal viewing is highly recommended.

Council Tax Band 'C'.

The Accommodation Comprises

Front External



Entrance Hall



An external composite entrance door with an obscured and frosted double glazed panel insert leads into the entrance hall. Having a generous size built-in storage cupboard, a central heating radiator and a loft hatch access to the ceiling.

Dining Kitchen 12'7" x 8'9" (3.86m x 2.67m)



Being fitted with a range of units in a matt finish in grey with brushed steel effect fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted marble effect worksurface over which extends to create a splashback finish to the walls and incorporates a stainless steel sink and drainer unit with mixer tap. There is an integrated eye-level oven, a four ring gas hob with an acrylic splashback to the wall and a stainless steel extractor canopy hood above, an integrated fridge freezer, integrated dishwasher, plumbing for an automatic washing machine, a central heating radiator, a Upvc double glazed window to the front elevation and a

wood effect vinyl finish to the floor in grey. Concealed within a wall mounted unit is the 'Ideal Logic ESPI 35' boiler. Double doors lead from the dining kitchen into the lounge.

Lounge 14'0" x 11'3" (4.27m x 3.44m)



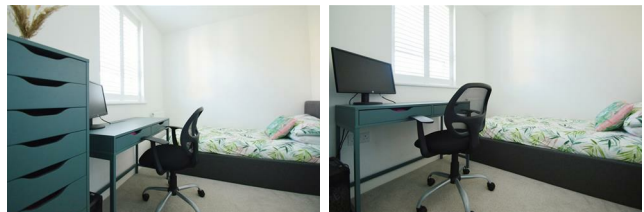
Having two central heating radiators and Upvc double glazed 'French' doors with matching side lights to the rear elevation leading onto the rear patio garden.

Bedroom One 11'7" x 10'0" (3.54m x 3.07m)



Having a central heating radiator and a Upvc double glazed window to the rear elevation.

Bedroom Two 8'9" x 7'10" (2.69m x 2.39m)



Having a central heating radiator and a Upvc double glazed window to the front elevation.

Bathroom 6'11" x 6'6" (2.11m x 1.99m)



Being fitted with a three piece suite in white comprising: panelled bath with mixer tap and mains shower over with fitted glazed side screen, a vanity wash basin with mixer tap and a fitted cabinet beneath and a low level W.C. suite with concealed cistern and button push flush. There is a central heating radiator, an extractor fan unit, a tile effect vinyl finish to the floor and a partially tiled finish to the walls.

External



There is a paved pathway to the front of the property leading to the gated side garden which is predominantly laid to lawn and has a timber built garden store shed. Whilst to the rear of the property there is an attractive paved patio seating area with decorative aggregates to the borders and being bounded by wrought iron fencing.

Rear View Of Property



Parking



There are two allocated parking spaces to the side of the adjoining property.

Open Green Area



Tenure

The Tenure of this property is Freehold.

Council Tax Band

Council Tax Band 'C'.

Local Authority - East Riding of Yorkshire.

Material Information

Construction - Brick and Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - TBC

Broadband - TBC

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

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.

Agents Notes

Services, fittings & equipment referred to in these sale 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.

Additional Services

Whitaker Estate Agents offer additional services

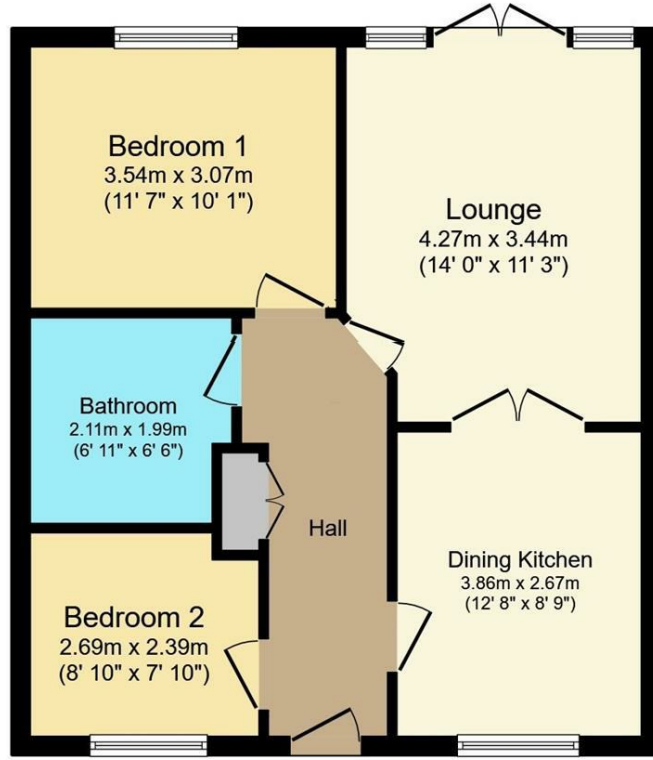
via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

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.

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

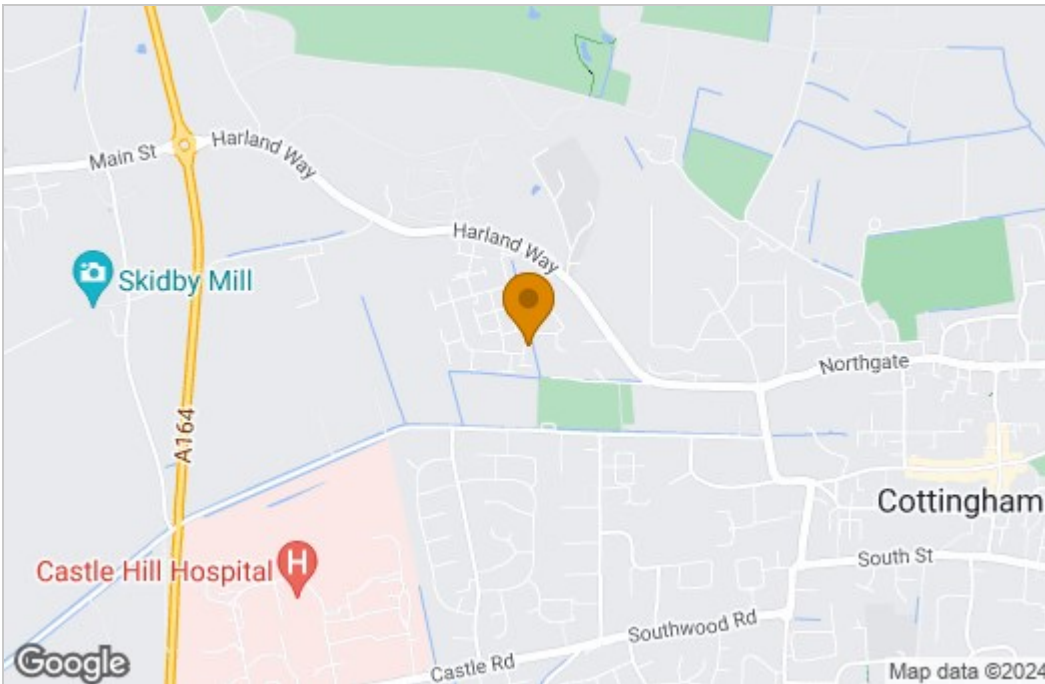


Floor Plan

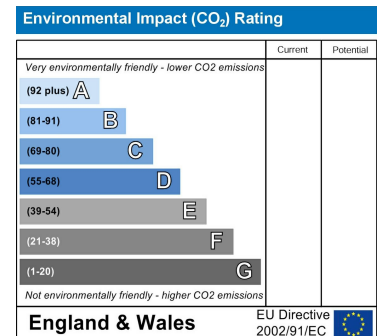
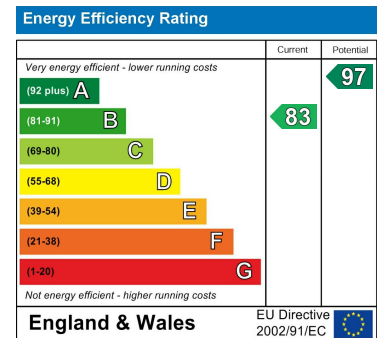
Total floor area 51.7 m² (556 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.