

# Whitakers

Estate Agents



## 99 Churchill Avenue, Cottingham, HU16 5NJ

**£290,000**

Whitakers Estate Agents are pleased to introduce this immaculate three bedroom semi-detached family home which provides ample and contemporary living space across both floors, but also offers the potential for a new owner to add a fixed staircase to the loft space and create an additional room should this be a requirement.

The property is established within the Cottingham parish and, as such, falls within the catchment of highly regarded provincial schools. The area is also well serviced by an abundance of local amenities and transport links that provide swift access to the Castle Hill Hospital, Hull City Centre and surrounding villages.

The internal layout briefly comprises entrance hall incorporating a cloakroom, spacious lounge and open plan fitted kitchen / diner and conservatory to the ground level; the first floor boasts two fitted double bedrooms, a larger than average third bedroom and bathroom furnished with a four-piece suite.

Externally there is a large front garden which is laid with gravelling, bordered by wrought iron fencing and accommodates off-street parking. Wooden double gates open to the southerly facing rear garden which is also low maintenance in design being block paved with wooden decking seating areas and enclosed by boundary fencing. The residence also benefits from having a detached brick-built garage with connection to lighting / power.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises



Ground floor

Entrance hall

Composite entrance door with side window, UPVC double glazed window, central heating radiator, under stairs storage cupboard and laminate flooring. Leading to:

Cloakroom

UPVC double glazed window, central heating radiator, tiled flooring and furnished with a two piece suite complete wash basin with mixer tap and low flush W.C.

Lounge 15'7" x 12'5" (4.75 x 3.79 )



UPVC double glazed window, central heating radiator, gas fire with marbled inset / hearth and carpeted flooring.

Open plan kitchen / dining room / conservatory



Kitchen / dining room 11'11" x 19'9" (3.64 x 6.02 )



UPVC double glazed side door, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with upstanding laminate above, sink with mixer tap, integrated oven with hob and extractor hood above and integrated washing machine.

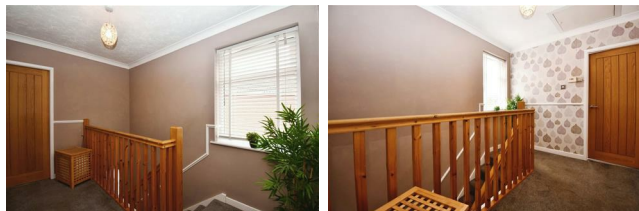
Conservatory 11'9" x 9'6" (3.60 x 2.90 )



UPVC double glazed french doors to the rear garden with UPVC double glazed windows and laminate flooring.

First floor

Landing



With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to:

### Bedroom one 13'9" x 11'5" (4.20 x 3.48 )



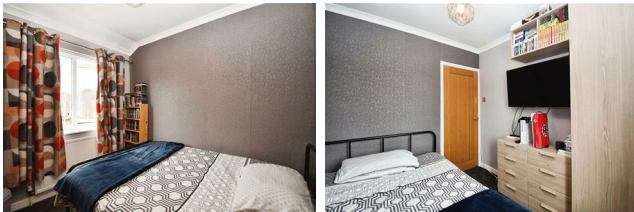
UPVC double glazed window, central heating radiator, fitted wardrobes and carpeted flooring.

### Bedroom two 13'9" x 11'4" (4.21 x 3.47 )



UPVC double glazed window, central heating radiator, fitted wardrobe and carpeted flooring.

### Bedroom three 8'11" x 7'11" (2.73 x 2.42 )



UPVC double glazed window, central heating radiator, fitted wardrobe and carpeted flooring.

### Bathroom



Two UPVC double glazed windows, central heating radiator, fully tiled with tiled flooring and furnished with a four piece suite comprising panelled bath with mixer tap, walk-in enclosure with mixer and waterfall shower, vanity wash basin with mixer tap and low flush W.C.

### External



Externally there is a large front garden which is laid to with gravelling, bordered by wrought iron fencing and accommodates off-street parking. Wooden double gates open to the southerly facing rear garden which is also low maintenance in design being block paved with wooden decking seating areas and enclosed by boundary fencing. The residence also benefits from having a detached brick-built garage with connection to lighting / power.

### Key features



Southerly facing rear garden  
Ample off-street parking

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH077099000

Council Tax band - D

### EPC rating

EPC rating - C

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

#### 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 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.

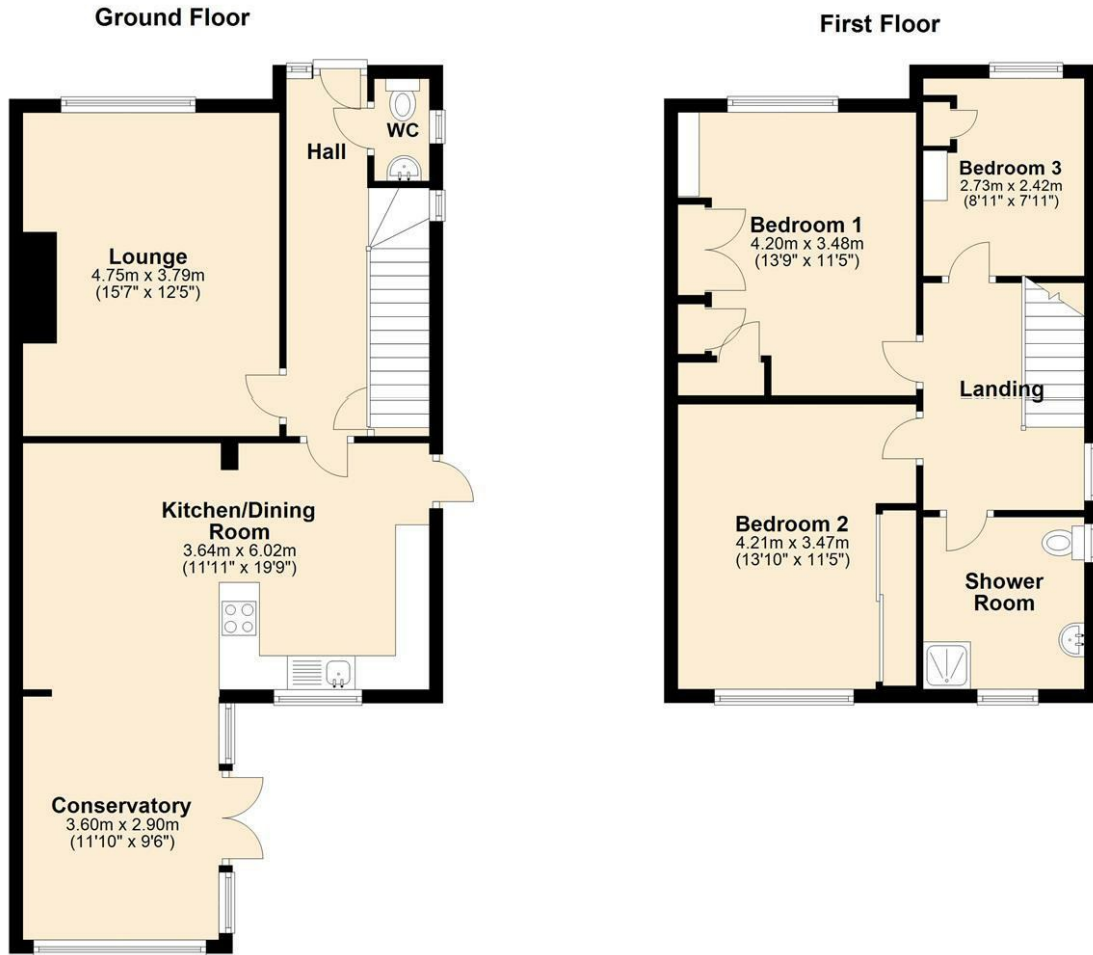
#### Free Market Appraisals / Valuations

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.

#### 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

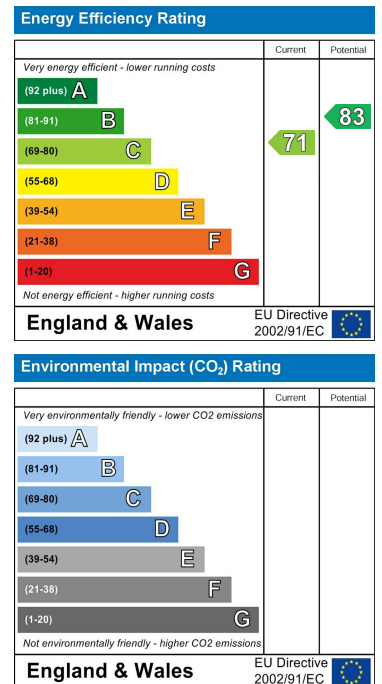


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

# 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.