

Whitakers

Estate Agents



97 Jack Harrison Avenue, Cottingham, HU16 5UN

Offers Over £210,000

**** OFFERED FOR SALE WITH NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to introduce this immaculate family home which is established on the modern and exclusive 'Poppy Fields' development in Cottingham built by reputable builders messers Barratt David Wilson.

The location of the site was strategically chosen to develop on as, although it is set back from major road networks, there are an abundance of highly accessible transport links that provide multiple routes to the Hull City Centre and surrounding villages. There is also an array of local amenities including shops, restaurants and playing fields.

The ground level briefly comprises entrance hall incorporating a cloakroom, spacious lounge and fitted kitchen with French doors opening to the rear garden. A fixed staircase ascends to the first floor landing (with access to the loft hatch and storage cupboard) and leads to the master bedroom with en-suite, two good bedrooms and a bathroom suite furnished with a three-piece suite.

Externally there is a block paved front garden that accommodates off-street parking for two vehicles. A gated side passage opens to the rear garden which is mainly laid to lawn with patio / wooden decking seating areas and enclosed by perimeter fencing. The residence also benefits from having an outside tap.

The accommodation comprises

Front external



Externally there is a block paved front garden that accommodates off-street parking for two vehicles. A gated side passage opens to the rear garden.

Ground floor

Entrance hall

Composite entrance door, central heating radiator and wooden flooring. Leading to:

Cloakroom

Central heating radiator, wooden flooring and furnished with a two piece suite complete pedestal sink with mixer tap and low flush W.C.

Lounge 16'0" x 16'0" maximum (4.89 x 4.89 maximum)



Two UPVC double glazed windows, central heating radiator and wooden flooring.

Kitchen 10'6" x 14'11" (3.21 x 4.56)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, central heating radiator, under stairs storage cupboard, wooden flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap and plumbing for a washing machine.

First floor

Landing

With access to the loft hatch, over stairs storage cupboard, central heating radiator and carpeted flooring. Leading to:

Master bedroom 13'10" x 8'6" (4.22 x 2.60)



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

En-suite shower room



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring and furnished with a three piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

Bedroom two 10'2" x 8'4" (3.11 x 2.56)



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

Bedroom three 8'9" x 6'3" (2.68 x 1.91)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with cushion effect laminate flooring and furnished with a three piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly laid to lawn with patio / wooden decking seating areas and enclosed by perimeter fencing. The residence also benefits from having an outside tap.

Key features

Sought after location on exclusive development
Off-street parking for two vehicles
Generously sized rear garden
Immaculately presented throughout
Ideal for the growing family

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH206097000

Council Tax band - C

EPC rating

EPC rating - B

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.

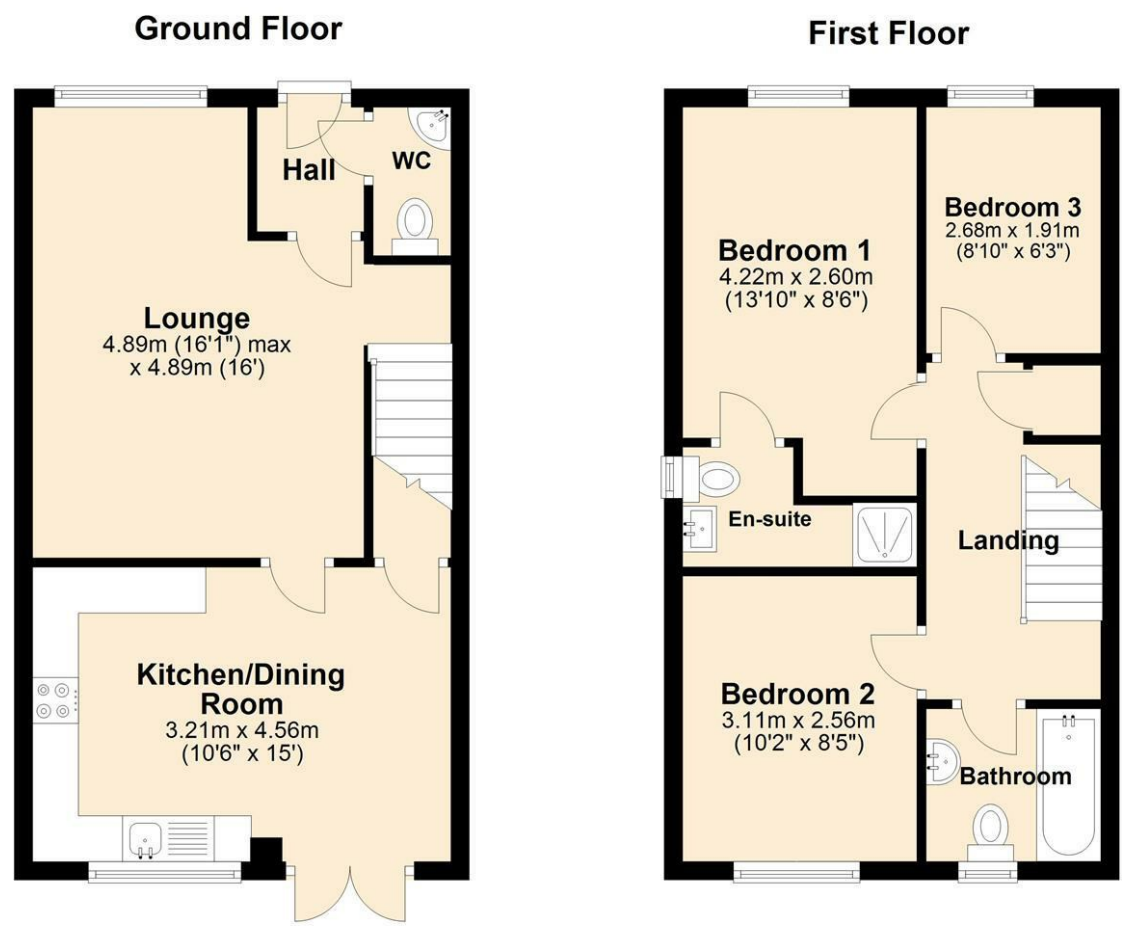
Free Market Appraisals / Valuations

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

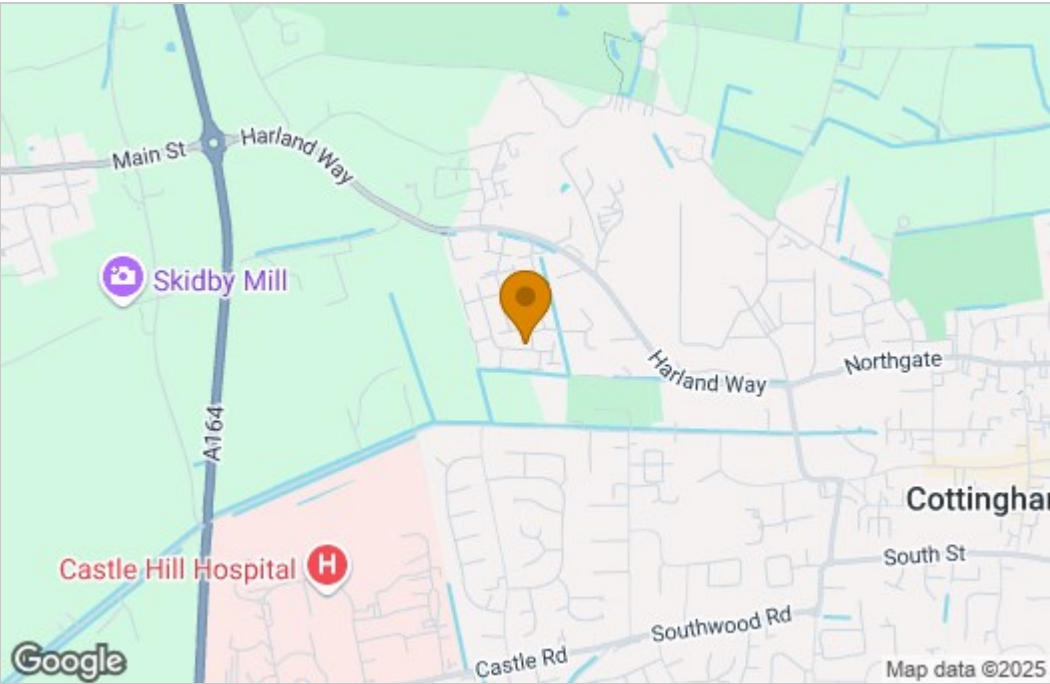
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Floor Plan

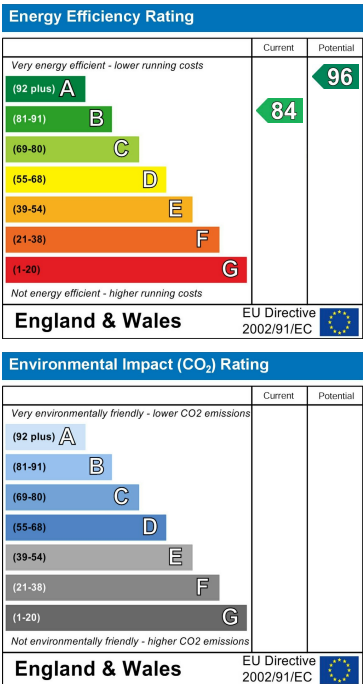


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.