



SYMONDS + GREENHAM

Estate and Letting Agents



72 Jack Harrison Avenue, Cottingham, HU16 5FZ Offers over £245,000

Charming Semi-Detached Home in Desirable Cottingham Location

Discover this immaculately presented semi-detached property, perfect for first-time buyers or growing families. This inviting home offers a blend of modern comfort and traditional charm. The ground floor features a welcoming entrance hall, a convenient downstairs WC, a spacious lounge for relaxation and entertaining, and a contemporary kitchen/diner ideal for family meals and gatherings.

Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with an en-suite, as well as a family bathroom. The private rear garden is perfect for outdoor activities and leisure, and the property also includes two allocated parking spaces at the front.

Nestled in the picturesque and sought-after village of Cottingham, this property enjoys the benefits of a vibrant community atmosphere. Cottingham is renowned for its charming streets, historic buildings, and a delightful mix of local shops, cafes, and pubs, offering a cosy and welcoming environment for residents and visitors alike.

The village boasts excellent transport links, providing easy access to Hull City Centre and the surrounding villages, making commuting a breeze.

Don't miss out on the opportunity to make this delightful property your new home!

GROUND FLOOR

ENTRANCE HALL

A welcoming space featuring stylish laminate flooring, a radiator, and doors leading to the downstairs WC and lounge.

DOWNSTAIRS WC

Conveniently located with laminate flooring, a radiator, a WC, and a wash hand pedestal basin.



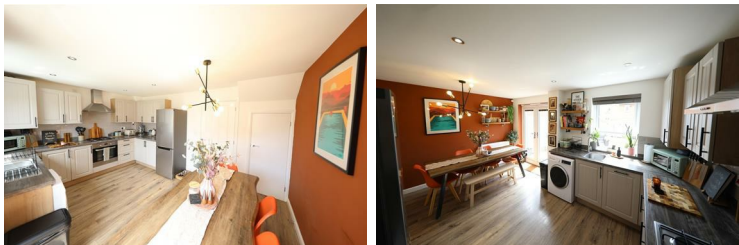
LOUNGE

A bright and spacious room with laminate flooring, a radiator, a double glazed window, stairs leading to the first floor, and a door to the kitchen/diner.



KITCHEN/DINER

This modern kitchen/diner boasts laminate flooring, ample space for appliances, sleek laminate work surfaces, a double glazed window, a sink/drain, spotlights, an extractor hood, a hob, an oven, under-stair storage, and patio doors opening to the rear garden.



FIRST FLOOR

LANDING



BEDROOM ONE

A comfortable master bedroom featuring carpet flooring, fitted wardrobes, a double glazed window, a radiator, and a door to the en-suite.



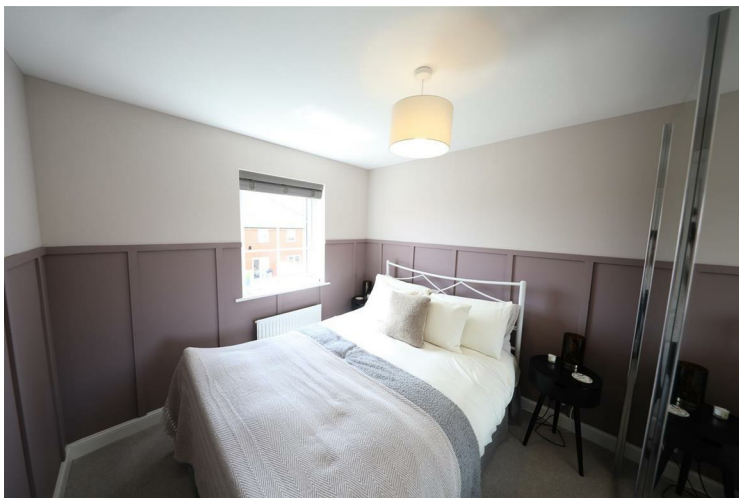
ENSUITE

A contemporary en-suite with tiled flooring, a wash hand pedestal basin, a WC, a shower cubicle, a radiator, and a double glazed window.



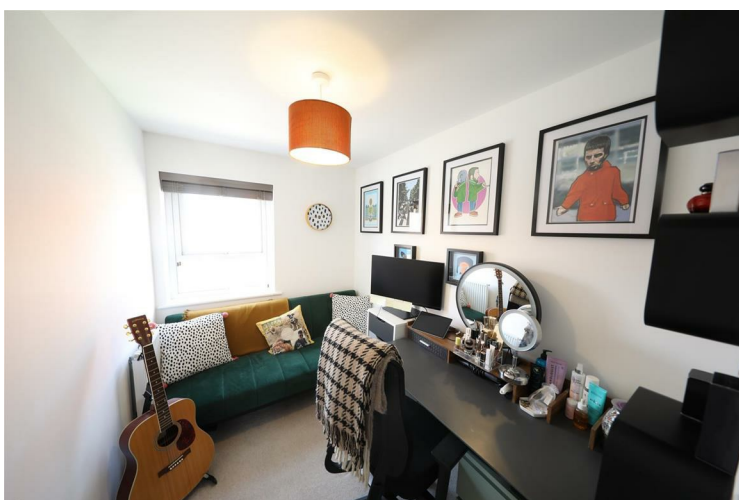
BEDROOM TWO

A cozy bedroom with carpet flooring, a double glazed window, and a radiator.



BEDROOM THREE

Another charming bedroom with carpet flooring, a radiator, and a double glazed window.



BATHROOM

A well-appointed bathroom featuring tiled flooring, a bathtub with a shower attachment, a WC, a wash hand vanity basin, a radiator, and a double glazed window.



REAR GARDEN

An inviting outdoor space with a lawn, a patio area, a fenced boundary, and access to the front aspect.



PARKING

Includes two allocated parking spaces conveniently located at the front of the property.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C

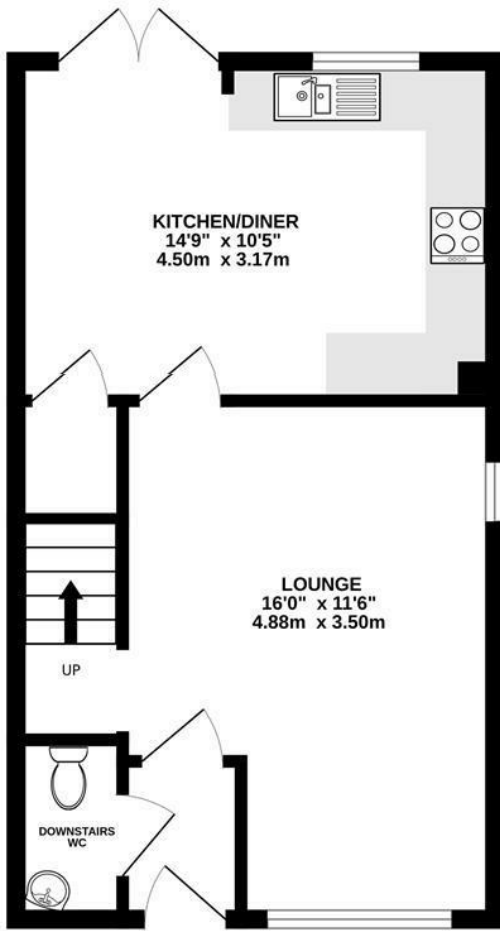
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

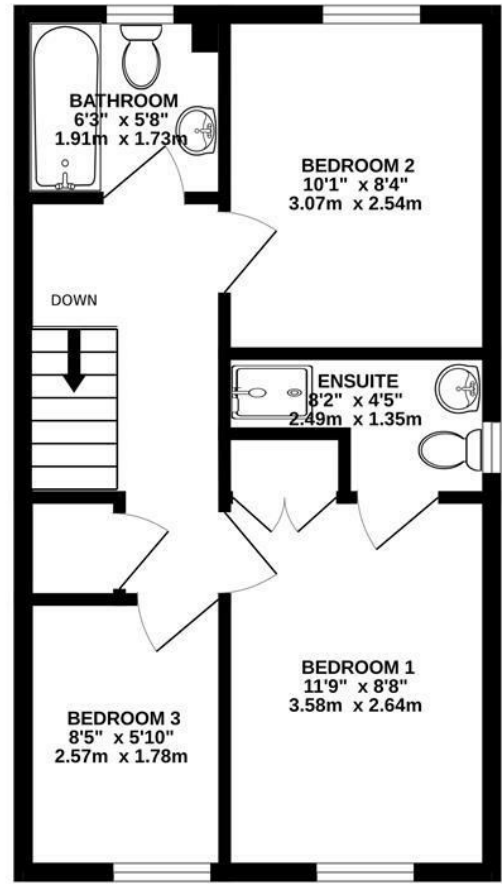
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

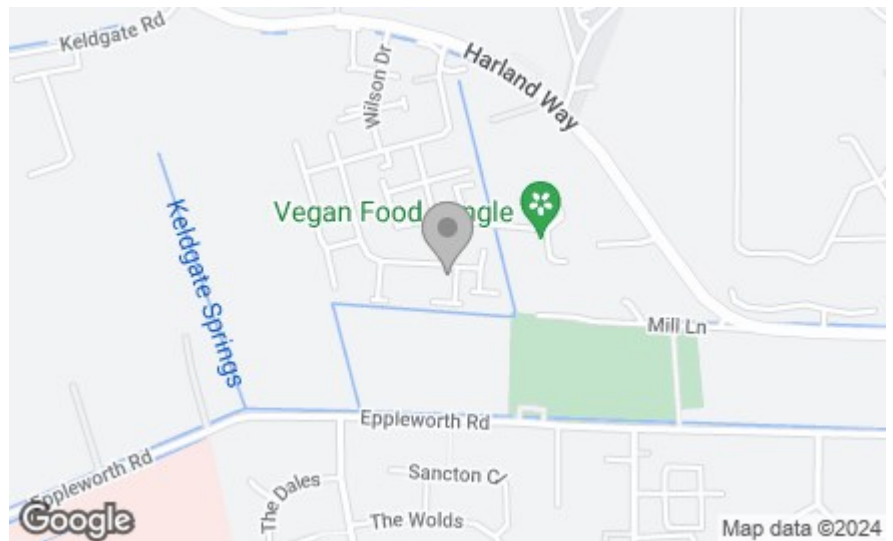


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 805sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	96	(02 plus) A	
(61-81) B	84	(81-91) B	
(49-60) C		(69-80) C	
(35-48) D		(55-68) D	
(22-34) E		(39-54) E	
(9-21) F		(21-38) F	
(1-8) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC