



## 91 Jack Harrison Avenue

, Cottingham, HU16 5UN

Offers over £230,000



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## Ground Floor:

### Entrance Hallway

Inviting entrance into this charming property via double glazed composite door. Hallway with staircase to first floor level, radiator and door into:

### Lounge

12'10" x 11'8" (3.92m x 3.58m)

A bright and comfortable space with UPVC double glazed window to the front, carpet flooring and radiator.

### Inner Hallway

With access to the dining kitchen, cloakroom and access to understairs cupboard.

### Downstairs WC

With UPVC double glazed window to the side, fitted with a hand wash basin and tiling to splashback and low level WC.

### Dining Kitchen

14'11" x 10'0" (4.56m x 3.05m)

Fitted with a modern kitchen comprising base and wall mounted units, laminated work surfaces with matching upstands, inset stainless steel sink unit, inset four ring gas hob with extractor over and built in oven below, integrated fridge freezer, integrated dishwasher and washing machine. Ample space for a family dining table, UPVC French doors opening out to the rear, and UPVC double glazed window and radiator.

## First Floor:

## Landing

Providing access to the three bedrooms, the main house bathroom and hatch for loft access.

### Master Bedroom

11'6" x 9'5" (3.53m x 2.89m)

Double bedroom to the front with UPVC double glazed window, built in wardrobes providing a generous amount of storage space, carpet flooring and radiator.

### En-Suite

6'3" x 5'6" (1.91m x 1.70m)

with UPVC double glazed window to the front. Fitted with a three-piece suite comprising enclosed shower cubicle, pedestal sink unit, low level WC and radiator.

### Bedroom Two

10'7" x 7'10" (3.24m x 2.39m)

Second double bedroom to the rear with UPVC double glazed window, radiator and carpet flooring.

### Bedroom Three

9'7" x 6'11" (2.93m x 2.13m)

Third bedroom, also to the rear with UPVC double glazed window, carpet flooring and radiator.

### House Bathroom

6'3" x 5'6" (1.91m x 1.70m)

With UPVC double glazed window to the side. A modern three-piece suite in white, comprising panelled bath, pedestal sink unit, low level WC, tiling to splashback areas and radiator.

## Externally

Outside, to the front is a block paved driveway providing parking for two vehicles side by side and a pathway provides access to the rear garden which has patio area for seating, lawn area and shed for storage.

## Council Tax Band

We have been advised the property is council tax band C, payable to East Riding of Yorkshire Council.

## ADDITIONAL INFORMATION

Tenure:

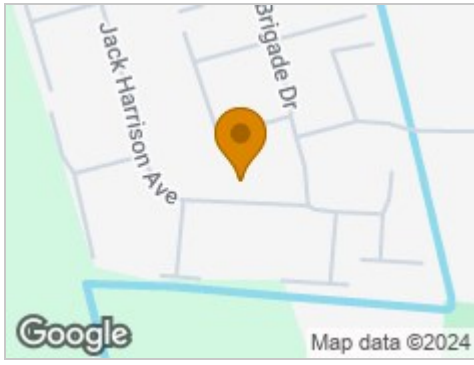
Freehold

## Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



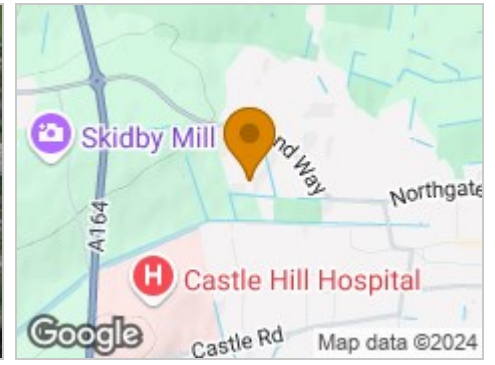
## Road Map



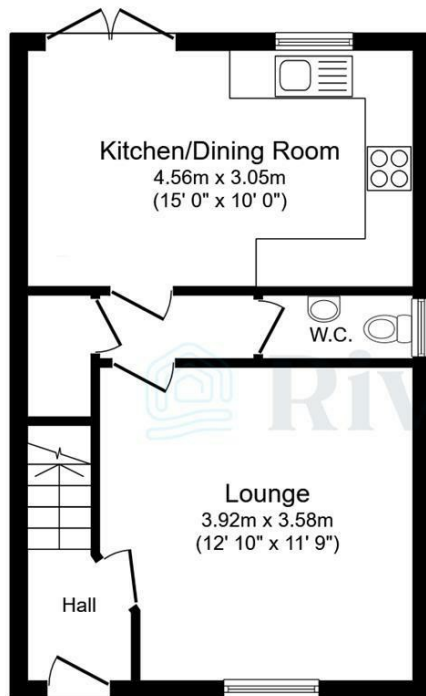
## Hybrid Map



## Terrain Map

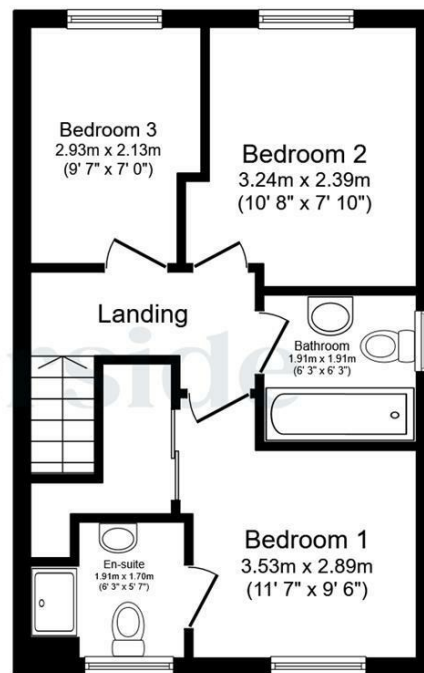


## Floor Plan



### Ground Floor

Floor area 37.9 m<sup>2</sup> (408 sq.ft.)



### First Floor

Floor area 38.0 m<sup>2</sup> (409 sq.ft.)

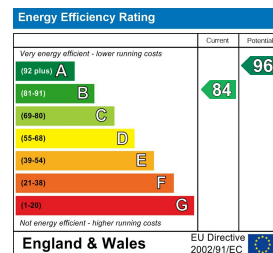
**TOTAL: 75.9 m<sup>2</sup> (817 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## 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.