



97 Jack Harrison Avenue

Cottingham

HU16 5UN

Guide Price **£235,000**

We are delighted to offer onto the market this very well-presented 3 Bedroom semi-detached house recently built by David Wilson Homes. The property is very tastefully decorated and provides gas central heating, uPVC double glazing and briefly comprises of Entrance Lobby with Cloakroom/WC (off), Lounge, fitted Dining Kitchen including integrated oven and hob, on the first floor there are 3 Bedrooms (master having En-Suite Shower Room), family Bathroom and outside has block paved off-street parking for 2 cars and the rear enjoys a mainly lawned garden. Simply a great property not to be missed!



Property Features

- Delighted Semi-Detached House
- 3 Bedrooms
- 1 Bathroom Plus 1 En-Suite
- Gas Central Heating And uPVC Double Glazing
- Block Paved Off-Street Parking For 2 Cars
- Appealing Harland Park Development
- Very Tastefully Decorated
- Viewing Highly Recommended

Full Description

LOCATION

Jack Harrison Avenue is situated off Harland Way, Cottingham which is a highly regarded area of Cottingham boasting excellent amenities including shops, public transport, schools and recreational facilities also good travelling distance for Hull City centre, Beverley, access for Humber Bridge and the motorway. Cottingham also has its own Railway Station.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

With residential style entry door and staircase leading to the first floor.

CLOAKROOM

Having corner pedestal wash basin with mixer tap, single central heating radiator, low level WC, extractor and laminate flooring.

LOUNGE

16' 3" x 12' 2" (4.95m x 3.71m)

Measured at widest points. With uPVC double glazed window which overlooks the front, uPVC double glazed window which overlooks the side, double central heating radiator, laminate flooring and TV point.

FITTED DINING KITCHEN

15' 3" x 10' 8" (4.65m x 3.25m)

With stainless steel single sink and drainer with mixer tap, fitted base and wall mounted units, built-in under oven, 4 ring hob, extractor/cooker hood, double central heating radiator, plumbing for automatic washing machine, worktop surface areas, TV point, uPVC double glazed window which overlooks the front, uPVC double glazed French doors which lead to the rear garden and cupboard housing boiler serving central heating and hot water.

FIRST FLOOR

LANDING

With access to the roof void area, single central heating radiator and built-in cupboard.

BEDROOM 1

13' 7" x 8' 6" (4.14m x 2.59m)

Measured into recess. With uPVC double glazed window which overlooks the front and single central heating radiator.

EN-SUITE SHOWER ROOM

8' 6" x 4' 5" (2.59m x 1.35m)

With shower cubicle, pedestal wash hand basin with mixer tap, low level WC, part-tiled walls and uPVC obscured double glazed window.



Full Description

BEDROOM 2

8' 7" x 10' 3" (2.62m x 3.12m)

With uPVC double glazed window which overlooks the rear and single central heating radiator.

BEDROOM 3

8' 9" x 6' 4" (2.67m x 1.93m)

With uPVC double glazed window which overlooks the front and single central heating radiator.

BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

Having panelled bath with mixer tap and separate shower over with shower screen, vanity wash hand basin with mixer tap, low level WC, extractor and uPVC obscured double glazed window which overlooks the rear.

OUTSIDE

To the front of the property there is block paved off-street parking for two cars and the rear enjoys a mainly lawned garden with fencing on perimeters and patio.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

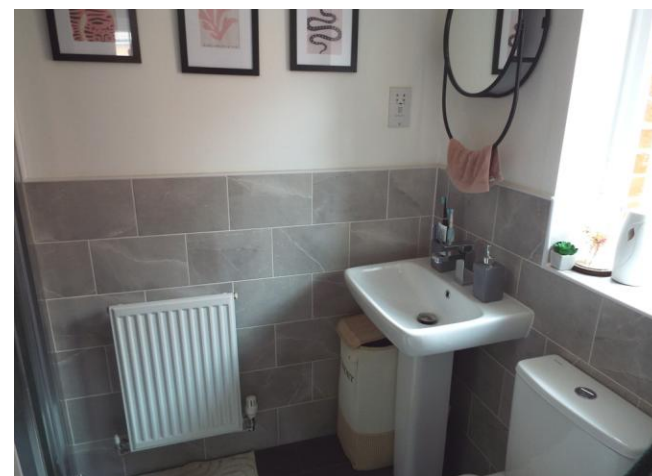
VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property. Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT
Monday to Friday 9am to 5pm
Saturday 10am to 1pm.





All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	
	2002/91/EC	

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