



19 Jack Harrison Avenue

Cottingham

HU16 5UN

Offers Over £210,000

It gives us great pleasure to offer onto the market this outstanding and beautifully presented 2 Bedroom semi-detached double fronted Bungalow recently built by David Wilson Homes. The property, which benefits from gas central heating and uPVC double glazing, briefly comprises central Entrance Hall, Lounge, well-fitted Dining Kitchen with integrated appliances, 2 Bedrooms (1 with fitted wardrobe), Bathroom/WC and the outside enjoys a good sized and very attractive Garden together with a block-paved private side drive. Simply a great property not to be missed!



Property Features

- Outstanding Double Fronted Semi-Detached Bungalow
- 2 Bedrooms
- Beautifully Presented
- Very Attractive Large Rear Garden
- High Quality Fixtures & Fittings
- Private Block Paved Side Drive
- Gas Central Heating/uPVC Double Glazing
- Appealing Harland Park Development

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

CENTRAL ENTRANCE HALL

With residential style entry door, single central heating radiator, access to roof void area, laminate flooring and built-in cupboard.

LOUNGE

13' 10" x 11' 1" (4.22m x 3.38m)

With uPVC double glazed French doors overlooking the rear garden,

single central heating radiator, laminate flooring and TV point.

FITTED DINING KITCHEN

12' 9" x 8' 8" (3.89m x 2.64m)

With stainless steel sink having drainer and mixer tap, good range of fitted base and wall-mounted units, worktop surfaces areas with under lighting, integrated appliances (including oven, 4 ring gas hob, fridge/freezer and dishwasher) extractor/cooker hood, uPVC double glazed window which overlooks the front, double central heating radiator, fitted cupboard housing boiler serving central heating and hot water and double doors which leads to the Lounge.

BEDROOM 1

10' 3" x 11' 6" (3.12m x 3.51m)

With fitted wardrobe having sliding doors to the front, double central heating radiator and uPVC double glazed window which overlooks the rear.

BEDROOM 2

8' 7" x 8' 0" (2.62m x 2.44m)

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

BATHROOM

6' 10" x 6' 5" (2.08m x 1.96m)

With panelled bath having mixer tap and shower attached, shower screen, vanity wash hand basin with mixer tap and complimentary storage furniture, laminate flooring, extractor, tiled surrounds and WC.

OUTSIDE

To the front of the property there is a garden area with lawn, path, flower borders and private block paved side drive and to the rear there is a good sized attractive garden with patio, lawn and fencing



Full Description

on perimeters.

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.

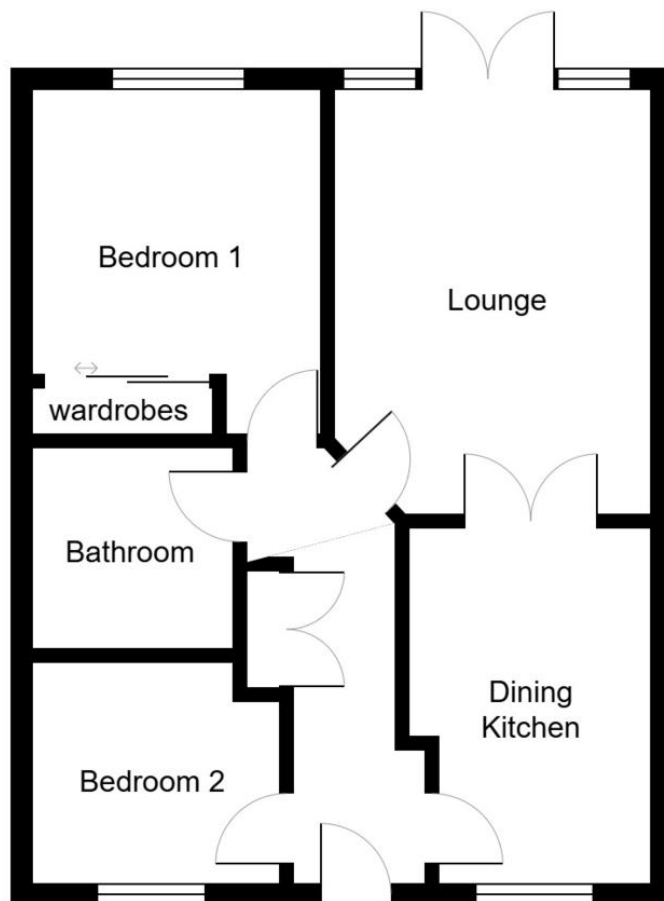
Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements