



3 Jack Harrison Avenue, Cottingham HU16 5UN
£265,000

- Superb location; off Harland Way
- Modern semi-detached house
- Beautifully presented throughout
- Three Bedrooms
- Two Bathrooms
- Spacious Lounge
- Modern Dining Kitchen with built-in appliances
- Private driveway
- Enclosed garden
- EPC Rating: B; Council Tax: C

Located on the commencement of this highly regarded modern development, just off Harland Way, this semi-detached house is offered to the market. Beautifully presented throughout with Entrance Hallway, WC, Lounge enjoying a dual aspect, modern Dining Kitchen with built-in appliances and to the first floor there are three Bedrooms and two Bathrooms. A private driveway provides off-street parking and the property enjoys an enclosed garden to the rear. Simply ready to key turn and move in to, viewing is a must!

LOCATION

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A door with glazed insets leads into:

ENTRANCE HALLWAY

Double storage cupboard and access to downstairs w.c.

W.C.

Two piece suite in white comprising wash hand basin and low level w.c.

LOUNGE

15'7" x 10'9" (4.75m x 3.28m)
uPVC double glazed windows to the front and side elevations and TV aerial point.

DINING KITCHEN

15'7" x 9'6" decreasing to 9' (4.75m x 2.90m decreasing to 2.74m)
uPVC double glazed French doors and uPVC double glazed window to the side elevation, an extensive range of white gloss base and wall units with work surfaces and tiled splashbacks, single oven with gas hob and stainless steel chimney extractor, integrated fridge freezer and integrated dishwasher, space and plumbing for washing machine and sink unit with drainer.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

10'11" x 10'7" (3.33m x 3.23m)
uPVC double glazed window to the side elevation. Door into:

EN-SUITE

uPVC double glazed windows to the front elevation, modern three piece suite in white comprising independent shower cubicle with thermostatic shower, wash hand basin and low level w.c. with tiled splashbacks to wet areas. Extractor.

BEDROOM 2

11'10" decreasing to 8'11" x 8'9" (3.61m decreasing to 2.72m x 2.67m)
uPVC double glazed window to the front elevation.

BEDROOM 3

8'11" x 6'6" (2.72m x 1.98m)
uPVC double glazed window to the side elevation

BATHROOM

6'11" x 5'7" (2.11m x 1.70m)
uPVC double glazed window to the front elevation, three piece modern suite in white comprising low level w.c., pedestal wash hand basin and panelled bath, tiled splashbacks to wet areas and extractor.

OUTSIDE

To the front of the property there is an open plan planted garden. A block sett side driveway provides off-street parking for several vehicles and there is a wall mounted electric charging point which is available by separate negotiation. A gate to the side leads into the rear garden.

The rear garden is beautifully tended with a patio leading down to a well maintained lawn and there is a garden shed to the head of the plot with power and light laid on.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

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With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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