



Jack Harrison Avenue, Cottingham HU16 5FZ

Welcome to

Jack Harrison Avenue, Cottingham

GUIDE PRICE £300,000 - £310,000

Lovely, Detached Home In Cottingham with - Entrance Hall, Lounge, Kitchen/Diner, Utility Room, 4 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Call now to book your viewing!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Cloakroom

With double glazed window to the side, low level wc, wash hand basin and radiator.

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

With double glazed window to the front, 2 radiators, television point and storage cupboard.

Kitchen/ Diner

18' x 10' 6" (5.49m x 3.20m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, integrated fridge freezer, integrated dishwasher, double glazed window to the rear and double glazed french style doors leading to the Rear Garden.

Utility Room

5' 3" x 5' 3" (1.60m x 1.60m)

With wall and base units, work surfaces, plumbing for an automatic washing machine, radiator, double glazed window to the rear and central heating boiler.

First Floor

Landing

With 2 storage cupboards, radiator and loft access.

Bedroom 1

11' 2" x 11' 5" max (3.40m x 3.48m max)

With double glazed window to the front and radiator.

En Suite

With shower cubicle, vanity wash hand basin, low level wc, radiator and extractor fan.

Bedroom 2

8' 2" x 12' 3" (2.49m x 3.73m)

With double glazed window to the rear and radiator.

Bedroom 3

8' 5" x 12' 3" (2.57m x 3.73m)

With double glazed window to the rear and radiator.

Bedroom 4

12' 3" x 8' 6" (3.73m x 2.59m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with mains shower, low level wc, wash hand basin, extractor fan, radiator and double glazed window to the rear.

Outside

Front Garden

With block paved driveway providing off street parking.

Rear Garden

Rear Garden with lawned area, path, side access and fenced surround.

Garage

16' 6" x 8' 6" (5.03m x 2.59m)

With power and up and over door.



view this property online williamhbrown.co.uk/Property/WBY110279



Welcome to

Jack Harrison Avenue, Cottingham

- GUIDE PRICE £300,000 - £310,000
- 4 Bedroom Detached Home In Cottingham
- Master Bedroom With En Suite
- Family Bathroom & Ground Floor Cloakroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: B

guide price

£300,000 - £310,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY110279](https://www.williamhbrown.co.uk/Property/WBY110279)



Property Ref:
WBY110279 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk