



Jack Harrison Avenue, Cottingham, East Riding of Yorkshire

Asking Price £160,000





KEY FEATURES

- Two Double Bedrooms
- Large Reception Room
- Immaculately Presented
- Allocated & Guest Parking
- Juliette Balcony
- Fantastic Views
- Integrated Appliances
- Bike Store
- Landscaped Grounds
- Village Location
- EPC rating B



DESCRIPTION

This top floor apartment offers a modern and luxurious living environment, peppered with luxurious additions and set within fabulously maintained building and grounds, with allocated and guest parking.

Situated at the East entrance to the prestigious Poppy Fields development off Harland Way, this amazing apartment delivers a layout designed for comfort and convenience and does this in style!

A perfect first home, a wonderful buy-to-let investment opportunity or a stylish residence for professionals who need access to Cottinghams' excellent commuter routes.

On entering the property from the immaculately presented main lobby, you are immediately greeted by an abundance of natural daylight and a bright colour palette and beautiful limed Oak-effect flooring...light and airy is a theme which continues throughout this wonderful apartment!

From the entrance hall you are led into a dual-aspect living room, this is a bright and spacious reception area creating a versatile environment for relaxation and dining. A very modern colour palette compliments natural Oak-effect flooring and a polished Pine radiator cover. Double French doors, elegantly finished with bespoke Plantation shutters, open to a Juliette balcony with fabulous views out towards the village of Skidby and there is a further window to the South elevation providing daylight and views across Cottingham village and out towards the Humber Bridge.

The stylish kitchen is fitted with a range of ultra-modern, high-gloss Dove Grey wall and base units with stone-effect work surfaces and upstands atop, warm pastel-coloured walls add a splash of colour. There is an array of integrated appliances including a larder fridge-freezer, a fan-assisted electric oven, a four ring gas hob with extraction hood over, washing machine and a dishwasher. The picture window provides views across to the Lawns and is finished with a custom-made Roman blind.

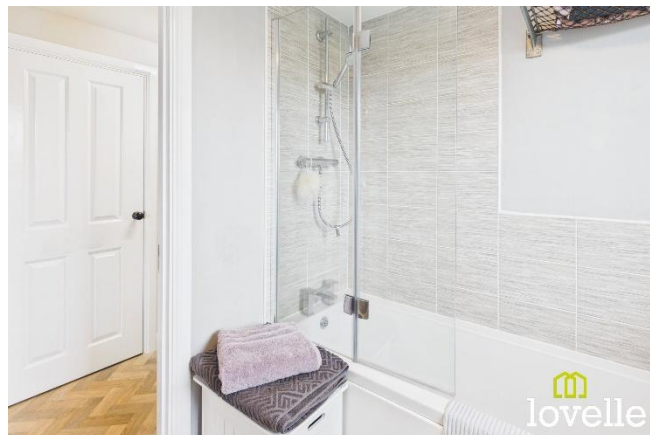
Back out to the central Hallway and you are presented with two full-height storage rooms, one is spacious cloaks cupboard, the other a convenient laundry airing cupboard.

To the rear of the Hallway you will find Bedroom No. 2, this is a generous double bedroom, flooded with Natural Daylight from the dual-aspect windows to the East and South ensuring all-day sunshine.

Adjacent is Bedroom No. 1, a further spacious double bedroom, fabulously bright and airy from the dual-aspect windows which compliment the natural stone colour palette.

Both Bedrooms are served by a family bathroom which offers space and style with a three-piece suite comprises of a close-coupled W.C, a large pedestal wash basin and a full-size bath-tub with a MIRA thermostatic shower over. The suite is finished in brilliant white with contrasting Chrome fittings, there is an extractor and natural decor of stone-coloured walls and modern stone-effect tiling to the walls, a first-class bathing experience!

This gorgeous and stylish apartment is a des-res for a young individual or a professional couple seeking additional space and is available with a leasehold tenure.





PARTICULARS OF SALE

Main Lobby

You enter the main building into a main lobby, beautifully presented and set within well maintained grounds and offering a private car park with allocated and guest parking. There are stairs up to the top landing as this apartment occupies the top floor of the building. There is a private front door which leads into the apartment and an entrance hallway.

Entrance Hallway

4.71m x 1.17m (15'6" x 3'10")

Laid to limed Oak-effect flooring and with neutral décor, providing access to all rooms and the two full-height storage cupboards and with a central heating radiator.

Living Room

4.57m x 3.97m (15'0" x 13'0")

A bright and spacious dual-aspect reception room with double French doors leading to a Juliette balcony. A modern colour palette with natural Oak-effect flooring to compliment. There is a window to the South elevation and a central heating radiator within a polished pine cover.

Kitchen

2.01m x 3.06m (6'7" x 10'0")

Sharp and stylish, a range of Dove Grey high gloss base and wall units are topped with Stone-effect work surfaces. There are several integrated appliances including a larder fridge freezer, washer/dryer, fan-assisted oven, gas hob with externally-vented extractor above, a dishwasher and a central heating radiator.

Bathroom

20.1m x 2.16m (65'11" x 7'1")

Mainly tiled in a Stone-effect neutral tile and offering a three-piece suite, consisting of a close-coupled W.C, large pedestal washbasin and bath tub with Mira thermostatic shower over. Chrome fittings contrast the Arctic White suite, there is extraction Limed Oak-effect flooring and a central heating radiator.

Bedroom No. 1

3.52m x 3.53m (11'6" x 11'7")

Flooded with natural daylight from the dual aspect windows this is a relaxing and welcoming bedroom, offering space and a calming style of décor, there is a central heating radiator.

Bedroom No. 2

3.42m x 3.49m (11'2" x 11'6")

A further spacious double bedroom, also flooded with daylight throughout the day from the dual-aspect windows, offering modern décor and a central heating radiator.

Outside

Located at the entrance to the Poppy Fields development on Harland Way, offering excellent, trouble-free access to major transport links. The main building is set with well-maintained and generous grounds, with mature shrubbery and lawns. There is allocated parking for each apartment and guest parking. A single storey building to the rear is a discreet, secure shared store for apartments.



TENURE

The tenure of this property is Leasehold.

SERVICE CHARGE

£1,296 per annum (£108 p.c.m)

Ground Rent £140 per annum

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

AGENTS NOTE

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A&C Homes Limited T/A Lovelle Estate Agency



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

FLOOR PLANS



Approximate total area⁽¹⁾
63.6 m²
683 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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