



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Asking Price**  
**£299,950**

**46 Churchill Avenue,  
Cottingham, HU16 5NL**

**HEATING AND INSULATION**  
The property has gas-fired radiator central heating and double glazing.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

**VIEWING**  
Strictly by appointment with the sole agents on 01482 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**



## 46 Churchill Avenue, Cottingham, HU16 5NL

### DESCRIPTION

A spacious and well presented 3 bedroom modern semi-detached house in this highly regarded residential area of Cottingham. With around 1150 square feet of space it is surprisingly spacious for a modern semi detached property and even the 3rd bedroom is of a decent size. Properties in this area are always sought after so early viewing is considered essential to avoid disappointment. This modern 3 bedroom semi-detached house offers well proportioned and presented accommodation that will appeal to a range of purchasers but particularly families. Features of note are the large living/dining room, spacious modern kitchen with a breakfast bar and well proportioned bedrooms of which the master bedroom has an en suite shower room. There is very good off street parking provision and a rear garden that is considered to be quite private. There may also be the potential to extend (subject to any necessary permissions).

### LOCATION

Cottingham is a large village south of Beverley and on the outer edge of Hull, both of which it provides great access to. Castle Hill hospital is located just to the west of the property and we think that may well be of significant interest to potential buyers. Cottingham provides an extensive range of schools, shops, pubs and other amenities which are significantly supplemented by those available in Beverley and Hull. The nearby A164 provides a speedy connection to both the A1079 and A63 which in turn links to the M62.



With gas fired central heating and double glazing the accommodation comprises: an Entrance Hall, WC Cloaks, Living/Dining Room, Conservatory and a modern Kitchen big enough to accommodate a breakfast bar. To the first floor there is a landing, a Master bedroom with En Suite Shower Room, a further Double Bedroom, a good sized Single Bedroom and a house Bathroom. There is a driveway leading to the single brick built garage and a further block paved area providing quite a bit more off street parking. A largely lawned garden sits to the rear which we believe is quite private for an estate type property.

Early viewing is essential to avoid disappointment but we also have a 360 degree tour available which will provide an excellent glimpse of all it offers.

### ACCOMMODATION

Entrance Porch - double French doors opening onto...

Entrance Hall - stairs to the first floor with an open balustrade. Stylish black and white tiled floor and a window to the side.

WC Cloaks - low flush WC with a concealed cistern, wash hand basin and window to the side.

Living Room - a spacious room that also provides space for a dining area. Window to the front, fireplace, wooden flooring and French doors to the conservatory.

Conservatory - with uPVC double glazing to three sides and a sliding door to the garden.

Kitchen - a modern kitchen with a range of base and wall mounted units in light grey including a breakfast bar and integrated appliances such as a fridge freezer, electric hob, electric oven, microwave and dishwasher. There are tiled splash backs, a window to the rear and a door to the side.

First Floor Landing - window to the side and built in cupboard.

Master Bedroom - a double bedroom with a window to the rear.

En Suite Shower Room - with a shower unit and low flush WC. Window and fully tiled walls.

Bedroom 2 - a double bedroom with a window to the front and fitted bedroom furniture.

Bedroom 3 - we feel that this room is larger than expected for a typical semi detached 3rd bedroom and it has a window to the front.

Bathroom - with a three piece suite in white comprising a panelled bath with a shower over and folding shower screen, low flush WC with concealed cistern and a wash hand basin with storage underneath. Fully tiled walls and windows to the side and rear.

### OUTSIDE

Garage and Parking - a driveway leads to a single brick built semi detached garage with an up and over door, courtesy door and a window to the rear. Power and light is laid on. Much of the area to the front of the house to the side of the driveway has been block paved to provide a good level of extra off street parking.

Gardens - there is a small area of landscaped garden to the front of the house to the side of the block paving. To the rear there is a largely lawned garden with some planting and shrubs. The garden is west facing, surrounded by a timber fence and is considered to be quite private in nature.