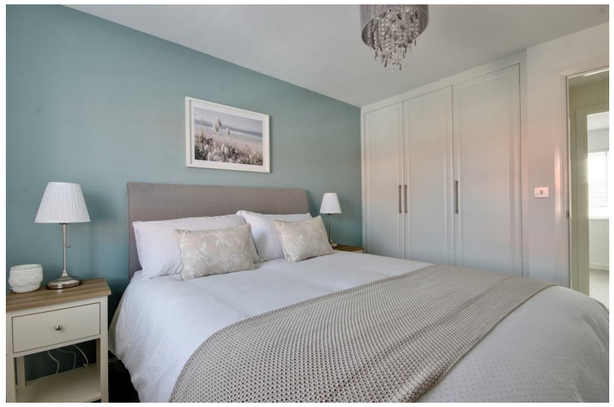

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

62 Jack Harrison Avenue, Cottingham HU16 5FZ

£330,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Detached family home
- Beautifully presented throughout
- Good size lounge
- Superb modern fitted dining kitchen with a host of appliances
- Utility room and downstairs w.c.
- Four double bedrooms
- Two first floor bathrooms
- Beautiful Southerly facing garden
- Block sett driveway and integral garage
- EPC Rating: B; Council Tax Band: E

This well presented, detached four bedroom family home is located on this ever popular residential development. Beautifully presented throughout and with the added benefit of a Southerly facing garden, the meticulous accommodation comprises entrance hallway, spacious lounge, superb dining kitchen with a host of built-in appliances and French doors to garden, utility room and w.c. leading off. The landing leads to four double bedrooms, the principal bedroom having modern fitted sliderobes and a superb contemporary en-suite. There is also a modern house bathroom. The gardens are beautifully tended with an extended patio leading down to a lawn with a gate to the side leading into the front. To the front of the property a block sett driveway provides parking for several vehicles and leads to the integral garage which has up-and-over door, power and light.

Viewing is an absolute must to fully appreciate the wealth of accommodation on offer both inside and out, and to enjoy living in this superb, popular residential area.

LOCATION

Jack Harrison Avenue is a small exclusive development off the top end off Harland Way.

Cottingham is listed as one of the largest villages in the UK 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 three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A white door with glazed inserts leads into:

ENTRANCE HALLWAY

Attractive wood laminate flooring and staircase leading to the first floor accommodation with superb soft close slide-out understairs shoe and storage cupboard under. Door into:

LOUNGE

18'11" maximum x 10'9" (5.77m maximum x 3.28m)
With a uPVC double glazed window to the front elevation and TV aerial point.

DINING KITCHEN

17'3" x 10'4" decreasing to 8'10" (5.26m x 3.15m decreasing to 2.69m)
With a uPVC double glazed window and uPVC double glazed French doors leading out into the rear garden, a host of soft grey Shaker style base and wall units with contrasting work surfaces and attractive tile splashbacks, induction hob, stainless steel chimney extractor, stainless steel electric double oven, integral wine rack, integral fridge freezer and integral dishwasher all superbly finished with attractive neon kickboard lighting.

A door leads from the dining area to:

UTILITY ROOM

5'7" x 5'3" (1.70m x 1.60m)
With a uPVC double glazed window to the rear elevation, units to match the kitchen, gas central heating boiler, space and plumbing for washing machine.

W.C.

With a uPVC double glazed window to the side elevation, two piece modern suite in white comprising wash hand basin and low level w.c.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

13'10" maximum x 11'6" to wardrobes (4.22m maximum x 3.51m to wardrobes)
With a uPVC double glazed window to the front elevation, attractive panelling to one wall and modern mirror fronted sliderobes providing hanging and storage facilities.

EN-SUITE

With a uPVC double glazed window to the front elevation, superb three piece suite in white comprising walk-in fully tiled shower cubicle with thermostatic shower, pedestal wash hand basin with mixer tap and low level w.c. with attractive tiling to dado height. Towel radiator and extractor.

BEDROOM 2

12'4" x 9'3" (3.76m x 2.82m)
With a uPVC double glazed window to the rear elevation.

BEDROOM 3

10'5" x 9' (3.18m x 2.74m)
With a uPVC double glazed window to the front elevation and fitted wardrobes providing hanging and storage facilities.

BEDROOM 4

10'2" x 9'6" maximum (3.10m x 2.90m maximum)
With a uPVC double glazed window to the rear elevation.

BATHROOM

6'8" x 6'3" (2.03m x 1.91m)
With a uPVC double glazed window to the rear elevation, attractive modern suite in white comprising wash hand basin, low level w.c. and panelled bath with bar shower mixer, attractive tiling to dado height and full height to the bath area with a chrome edging, extractor and towel radiator.

OUTSIDE

To the front of the property there is a block sett driveway providing off-street parking for several vehicles and an open plan lawned garden.

A side gate leads into the Southerly facing garden which has a newly installed tiled patio with block sett edge leading down to the lawn.

AGENT'S NOTE

We have been advised by the current owners of this property that there is a current boundary dispute with a direct neighbour. The vendor is now pursuing this through an advisory panel for resolution. The boundaries were in place when the property was purchased. Further details can be obtained from the office.

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

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
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

GROUND FLOOR

1ST FLOOR

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025