



Quick & Clarke

PROPERTY SPECIALISTS

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81 Jack Harrison Avenue, Cottingham, East Yorkshire, HU16 5UN
 £345,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Modern detached house
- Lounge with walk in bay window
- Four bedrooms
- Downstairs cloaks
- Viewing an absolute must!

This well presented modern detached house sits within the heart of this highly popular development off Harland Way. The property enjoys four bedrooms and two bathrooms with additional cloaks to the ground floor. Lounge with walk in bay window, modern fitted living dining kitchen with utility room off. The property enjoys a private driveway for several cars and leads to the integral single garage.

The popular design and layout of the property is ideal for family living. Viewing is an absolute must!

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

ENTRANCE HALLWAY

A black door with glazed inserts leads into entrance hallway having attractive Karndean flooring in a herringbone design with staircase with balustrade leading to the first floor accommodation. Door into lounge.

LOUNGE

18'2" into bay decreasing to 17'7" x 10'9" max Enjoying uPVC double glazed walk-in bay window to the front elevation. Superb Karndean herringbone design flooring flows throughout and t.v. aerial point.

LIVING DINING KITCHEN

19'8" x 18'8" maximum uPVC double glazed window and uPVC double glazed French doors with a walk-in bay feature opening out into the rear garden. An extensive range of modern Shaker style base and wall units with contrasting work surfaces and upstands and large storage drawers. Attractive contemporary under wall unit lighting. Five ring stainless steel gas hob with oversized stainless steel chimney extractor, stainless steel double electric fan oven, integrated dishwasher and integrated fridge freezer and

- Highly popular residential development
- Modern living dining Kitchen with built in appliances and utility room off
- Two Bathrooms
- Private driveway & Integral garage
- EPC Rating: B Council Tax Band: E

one and a quarter bowl sink unit with drainer and mixer tap. Attractive Karndean flooring in a superb herringbone design flows throughout this area.

UTILITY ROOM

7'8" x 6'5" With uPVC door leading out into the rear garden. Karndean flooring in a herringbone design flows throughout. Fitted base and wall units with space and plumbing for washing machine.

DOWNSTAIRS W.C.

Modern two piece suite in white enjoying wash hand basin and low level w.c. with attractive Karndean flooring.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM 1

17'0" max by 11'9" plus doorwell uPVC double glazed windows to the front elevation.

EN SUITE

uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys good sized walk-in shower cubicle, pedestal wash hand basin and low level w.c. Tiled splashbacks to wet area and attractive Karndean flooring.

BEDROOM 2

13'4" decreasing to 10'1" x 9'1" max uPVC double glazed window to the rear elevation.

BEDROOM 3

13'7" x 9'1" uPVC double glazed window to the front elevation.

BEDROOM 4

11'6" max x 10'3" max uPVC double glazed window to the rear elevation.

BATHROOM

Modern four piece suite in white enjoying independent shower cubicle, wash hand basin, low level w.c. and panelled bath with tiled splashbacks to dado height to wet areas and superb Karndean flooring flowing throughout this area.

OUTSIDE

To the front of the property there is a private block set driveway providing off street parking for several vehicles leading to the integral garage.

There is a small lawned garden with hedge boundary and a gated side entry leads into the rear garden with small patio area leading down to a lawned garden with timber perimeter.

GARAGE

18'4" x 8'2"

Up and over door, power and light.

AGENT'S NOTE

The property is subject to a service charge through a property Management Company and the annual charge is £83.32.

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).

