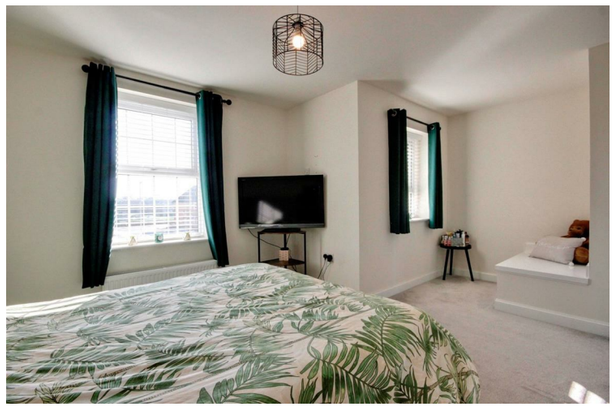

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QUICK&CLARKE
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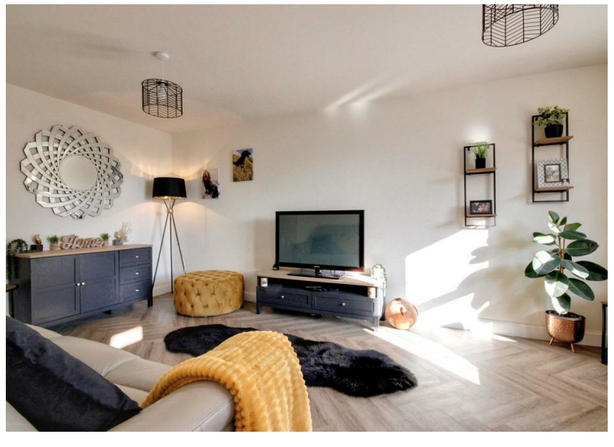

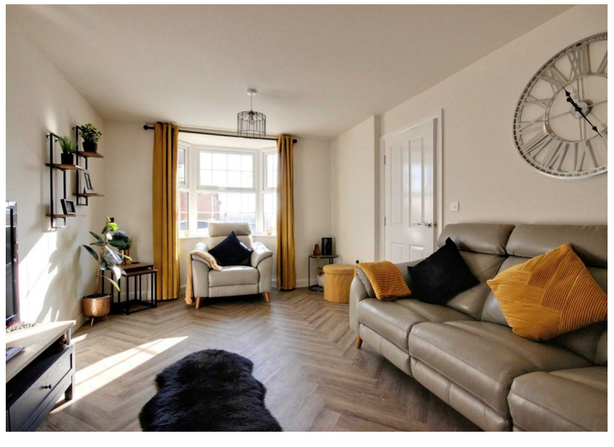

81 Jack Harrison Avenue, Cottingham HU16 5UN

£345,000

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- Modern detached house
- Highly popular residential development
- Lounge with walk in bay window
- Modern living dining Kitchen with built in appliances and utility room off
- Four bedrooms
- Two Bathrooms
- Downstairs cloaks
- Private driveway & Integral garage
- Viewing an absolute must!
- EPC Rating: B Council Tax Band: E

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 (5.54m into bay decreasing to 5.36m x 3.28m 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 (5.99m x 5.69m 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 one and a quarter bowl sink unit with drainer and mixer tap. Attractive Karendean flooring in a superb herringbone design flows throughout this area.

UTILITY ROOM
7'8" x 6'5" (2.34m x 1.96m)
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 FLOOOR

LANDING
With access to loft.

BEDROOM 1
17'0" max by 11'9" plus doorwell (5.18m max by 3.58m 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 (4.06m decreasing to 3.07m x 2.77m max)
uPVC double glazed window to the rear elevation.

BEDROOM 3
13'7" x 9'1" (4.14m x 2.77m)
uPVC double glazed window to the front elevation.

BEDROOM 4
11'6" max x 10'3" max (3.51m max x 3.12m 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" (5.59m x 2.49m)
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.

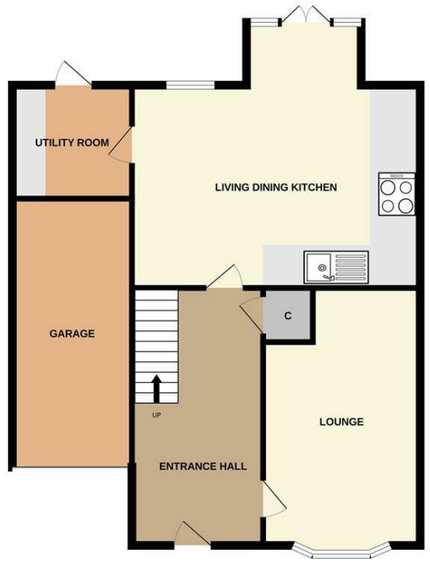
DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

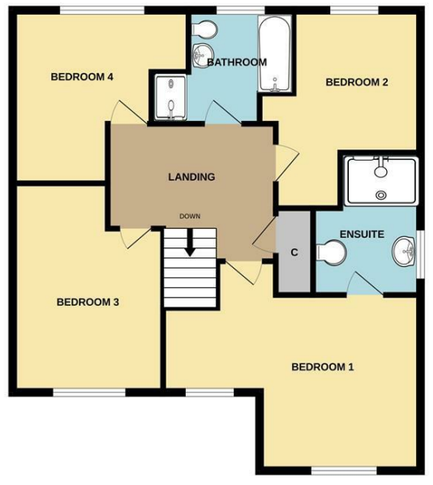
VIEWING
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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.
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