















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke
PROPERTY SPECIALISTS

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58A Jack Harrison Avenue, Cottingham HU16 5FZ

£290,000

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- Detached modern family home
- Popular location off Harland Way
- Well presented
- Open plan living accommodation
- Living Dining Kitchen with built in appliances
- Utility room and WC off
- Three double Bedrooms
- Two Bathrooms and downstairs WC
- Private driveway and integral garage
- EPC: B Council Tax: D

This modern detached house is located within this highly sought after modern development off Harland Way.

Well presented and offering space and versatility this property offers entrance Hallway, Open plan living with Lounge, living dining Kitchen with a host of built in appliances, Utility room and downstairs WC. To the first floor there are three double Bedrooms and two Bathrooms.

Enclosed rear garden, providing good outdoor space, private driveway and integral garage.

Viewing is a must to appreciate what a great family home this is.

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 door with glazed inserts leads into the entrance hallway with staircase leading to the first floor accommodation. Door into lounge.

LOUNGE

14'4" x 9'11" (4.37m x 3.02m)
Having uPVC double glazed window to the front elevation, Wall mounted TV aerial point set in feature acoustic wall and storage cupboard. Open aspect into the dining kitchen.

DINING KITCHEN

16'11" x 8'7" (5.16m x 2.62m)
With uPVC double glazed window and uPVC double glazed French doors opening out into the rear garden. Fitted base and wall units in white with contrasting work surfaces, built-in single electric oven with gas hob and extractor, integrated fridge freezer and integrated dishwasher. An opening leads into the utility room.

UTILITY ROOM

With uPVC double glazed window to the rear elevation. Space and plumbing for washing machine. Gas central heating boiler. Door leading into WC.

DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation. Low level w.c. and corner wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

14'4" x 9'2" (4.37m x 2.79m)
With uPVC double glazed window to the front elevation. A door leads into the en-suite.

EN-SUITE

4'9" x 4'8" (1.45m x 1.42m)
With uPVC double glazed window to the rear elevation. Fully tiled walls, walk-in shower cubicle, wash hand basin, low level w.c. and extractor.

BEDROOM 2

11'1" x 10'1" (3.38m x 3.07m)
uPVC double glazed window to the front elevation and fitted storage cupboard.

BEDRDOOM 3

10'10" x 8'11" (3.30m x 2.72m)
uPVC double glazed window to the rear elevation.

BATHROOM

6'4" x 6'2" (1.93m x 1.88m)
With uPVC double glazed window to the rear elevation. Three piece suite in white enjoys wash hand basin, low level w.c. and panelled bath. Fully tiled walls and extractor.

OUTSIDE

To the front of the property there is an open plan lawned garden and a side driveway provides off street parking for two vehicles leading to an integral garage.

The garden is accessed via a timber gate to the side leading to a lawned garden with small patio area providing great outside entertainment area.

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).

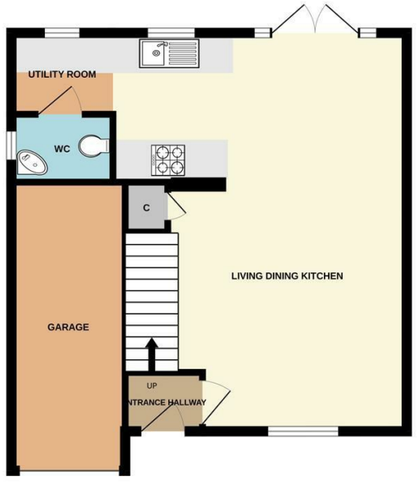
VIEWING

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

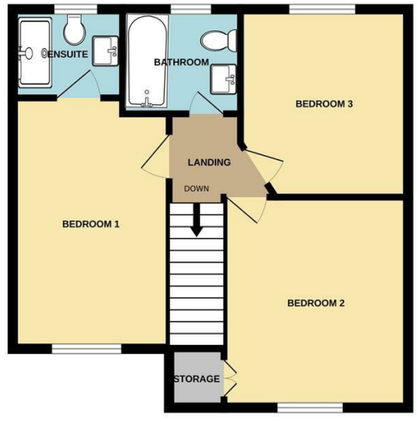
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With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; 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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