

Whitakers

Estate Agents



31 Jack Harrison Avenue, Cottingham, HU16 5UN

£270,000

Whitakers Estate Agents are pleased to introduce this modern detached family home, conveniently established within the highly regarded Poppy Fields development by Barratt Homes. Situated just a short distance from the centre of Cottingham, the property enjoys excellent access to a wealth of village amenities, well-regarded schooling and transport links, making it an ideal choice for growing families seeking contemporary living in a desirable residential setting.

Upon entry, the resident is greeted by an entrance lobby that opens into a spacious lounge. The ground floor also comprises a fitted kitchen / dining room with an adjoining utility room and cloakroom.

A fixed staircase rises to the first-floor landing, which provides access to the master bedroom complete with a dressing area and en-suite, along with two further bedrooms. All rooms are served by a bathroom furnished with a three-piece suite.

Externally to the front aspect, there is a paved forecourt with the kerb lowered to accommodate off-street parking for two vehicles. French doors from the dining area open onto the enclosed rear garden, which is mainly laid to lawn and complemented by a patio and raised planting bed.

The accommodation comprises

Front external



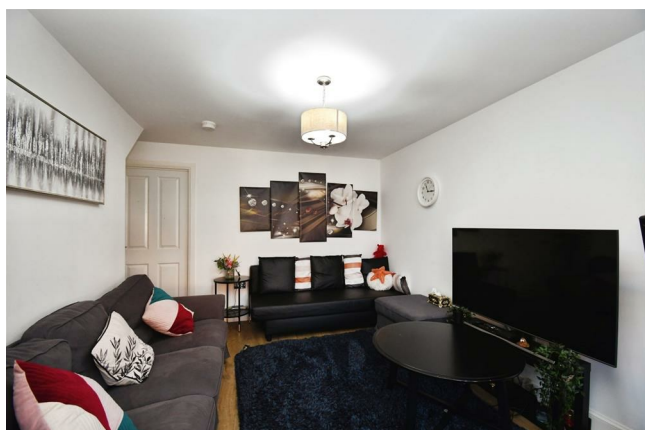
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Ground floor

Hall

Composite double glazed door, central heating radiator, and laminate flooring. Leading to :

Lounge 16'4" x 10'0" (5.00 x 3.05)



UPVC double glazed bay window, central heating radiator, under stairs storage cupboard, and laminate flooring.

Kitchen / dining room 11'3" x 17'0" (3.45 x 5.20)



Kitchen



UPVC double glazed window, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including oven, hob with extractor hood above and dishwasher.

Dining area



UPVC double glazed French doors, central heating radiator, and laminate flooring.

Utility 5'0" x 5'2" (1.53 x 1.60)

UPVC double glazed central heating radiator, and laminate flooring. Fitted with eye level units, worktop with splashback upstand above, and plumbing for a washer and a dryer.

Cloakroom

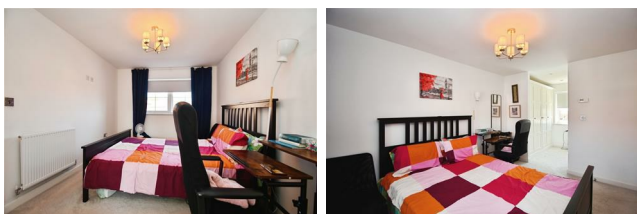
UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with a two-piece suite comprising pedestal sink with mixer tap, and low flush W.C.

First floor

Landing

With access to the loft hatch, central heating radiator, and carpeted flooring.

Bedroom one 12'0" x 9'1" (3.68 x 2.78)



Two UPVC double glazed windows, two central heating radiators, fitted wardrobes, and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, and laminate flooring. Furnished with three-piece suite comprising walk-in enclosure with electric shower, pedestal sink with mixer tap, and low flush W.C.

Bedroom two 11'11" x 10'1" (3.64 x 3.08)



UPVC double glazed window, central heating radiator, over stairs wardrobe, and carpeted flooring.

Bedroom three 10'10" x 6'8" (3.32 x 2.04)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, and partly tiled with laminate flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors from the dining area open onto the enclosed rear garden, which is mainly laid to lawn and complemented by a patio and raised planting bed.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH206031000

Council Tax band - D

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Whitakers Estate Agent Declaration

Whitakers Estate Agents Limited wish to inform any prospective purchaser that we have not carried out a survey, or tested the services, appliances, plumbing or heating system and specific fittings at this property. Measurements

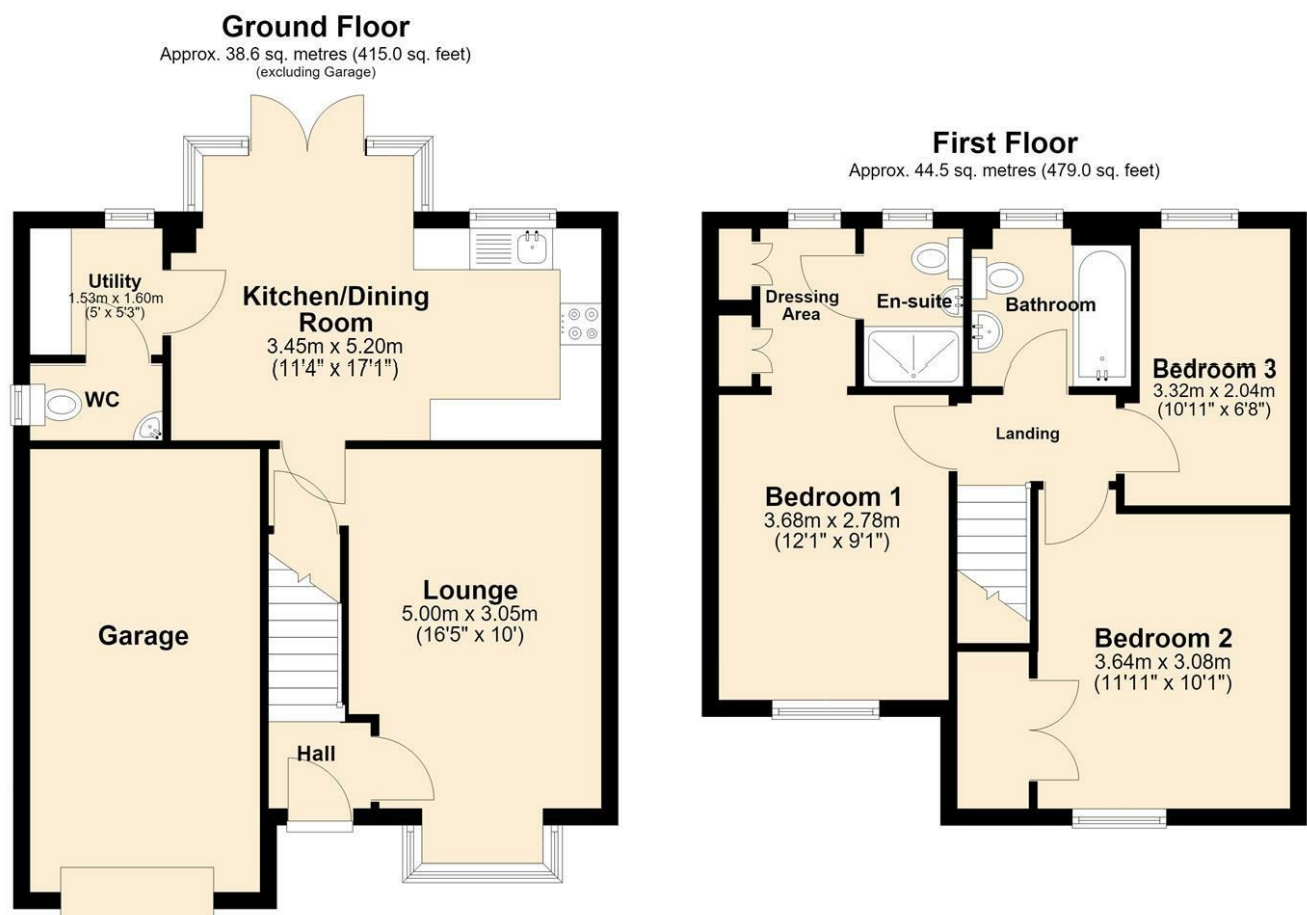
and floorplans provided are approximate and for guidance only. Floorplans are intended to provide a guide to the property and should not be relied on. Square footages are approximate.

Photographs are intended to show the maximum area of a room and wide angle lenses are used. This can sometimes have the effect of making a room appear larger and should not be relied upon.

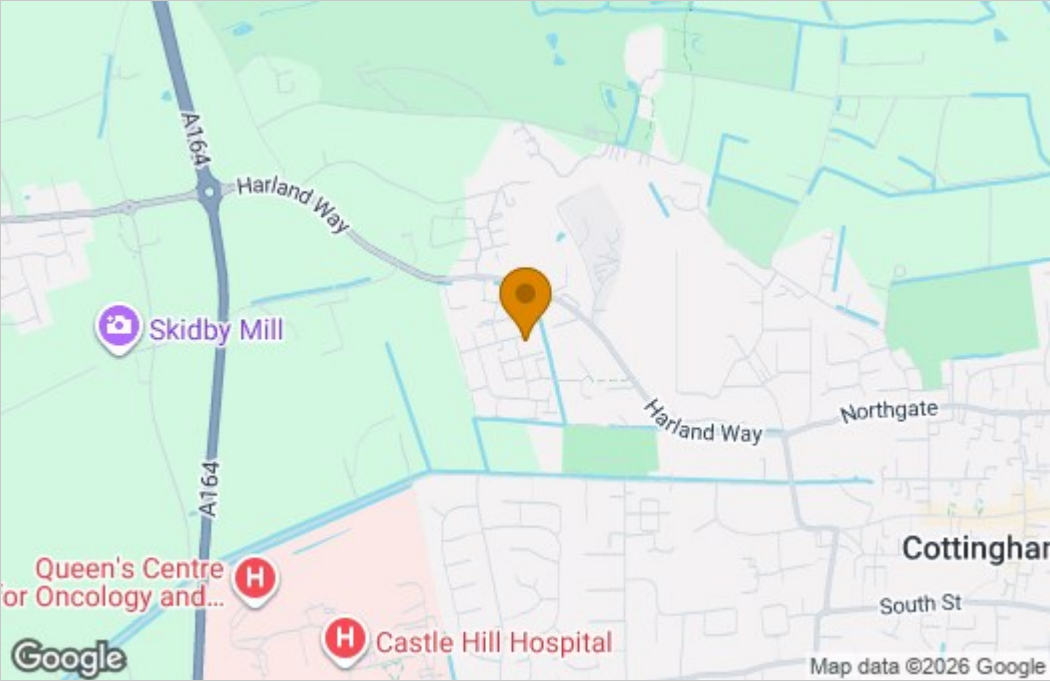
Whitakers Estate Agents Limited for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, measurements, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact and should satisfy themselves by inspection or otherwise as to the correctness of each of them.

AI may be used in these particulars. No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Such queries should be made before viewing a property. All negotiations must be conducted via Whitakers Estate Agents Limited.

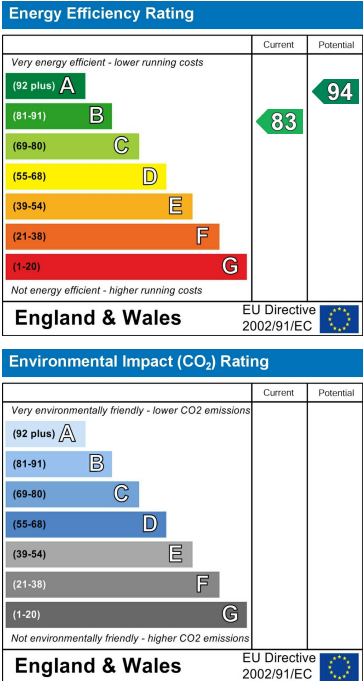
Floor Plan



Area Map



Energy Efficiency Graph



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