

Whitakers

Estate Agents



103 Churchill Avenue, Cottingham, HU16 5NJ

Price Guide £275,000

This deceptively spacious three bedroom semi-detached property has been superbly presented by the current owners and is absolutely stunning throughout. Folding doors from the lounge open into the dining kitchen creating a generous and sociable living space with further double doors leading into a garden room. The well appointed, sizable family bathroom boasts a four piece suite with slipper bath and separate double shower enclosure. All three bedrooms are fitted with sliding door fronted wardrobes - two of which are double size.

The accommodation briefly comprises: entrance hall, cloakroom / W.C., lounge, fitted dining kitchen and garden room to the ground floor, with three bedrooms and family bathroom to the first floor.

There is off street parking provision to the front, with a private side driveway leading to a single garage. To the rear of the property there is an enclosed garden with paved and decked seating areas and a further garden store.

The property has Upvc double glazing, gas fired central heating and a Hive smart home system.

An early internal viewing is highly recommended!

The Accommodation Comprises

Front External



Ground Floor

Entrance Hall



An external Upvc entrance door with obscured and stained glass double glazed panels leads into the Entrance Hall. Having a central heating radiator, a wood effect karndean finish to the floor, dado railing to the walls with wooden panelling between floor to dado rail level, coving to the ceiling and where a flight of stairs lead to the first floor accommodation, beneath which there are several built-in storage cupboard and a further understairs storage cupboard which houses the consumer unit and has an obscured double glazed Upvc window to the side elevation.

Stairway

Having a Upvc double glazed window to the side elevation.

Cloakroom / W.C.



Being fitted with a modern two piece suite comprising: corner vanity wash hand basin with fitted cabinet below and a low level W.C. suite with push flush. There is a partially tiled finish to the wall, coving to the ceiling and a wood effect karndean finish to the floor. Having a chrome ladder style radiator and an obscured double glazed window to the front elevation.

Lounge 15'8" x 12'5" (4.80m x 3.79m)



The focal point of the room being the feature fireplace with solid wooden surround and inset electric stove on a tiled hearth. There is ornate cornicing and rose to the ceiling, a wood effect karndean finish to the floor, a central heating radiator and a Upvc double glazed bay window with stained glass toplights to the front elevation.

Wooden and glazed folding doors lead from the Lounge into the Dining Kitchen.

Dining Kitchen 19'3" x 11'10" (5.87m x 3.62m)



Being fitted with a comprehensive range of units with steel fittings comprising: wall mounted eye-level units, drawers and base units together with

a separate Island unit with a complimentary fitted wood effect worksurface over incorporating a one and a half bowl sink and single drainer unit with a variable spray pull-out mixer tap. There is an integrated 'Neff' double oven, separate five ring induction hob with extractor canopy above, plumbing for an automatic washing machine (concealed within a base unit), and space for an 'American' style fridge freezer. There is a ladder style radiator, a Upvc double glazed window to the rear elevation and an external Upvc entrance door with obscured and stained glass double glazed panels to the side elevation. To the walls there is a complimentary tiled splashback finish, a wood effect karndean finish to the floor and to the ceiling there is ornate cornicing and rose together with recessed eye-ball spotlights. Wood and glazed panelled double doors lead into the Garden Room.

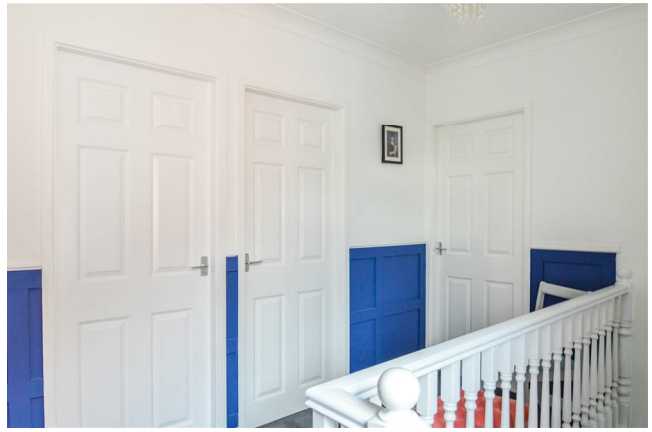
Garden Room 10'9" x 9'3" (3.29m x 2.84m)



Having a wood effect karndean finish to the floor, a central heating radiator and an insulated panelled ceiling with 'Velux' style double glazed window to the side elevation. There are Upvc double glazed windows to both the rear and side elevations together with Upvc double glazed 'French' doors to the side elevation leading onto the rear garden. Externally the Garden Room roof has been tiled.

First Floor Accommodation

Landing



This spacious Landing has a Upvc double glazed window to the side elevation, dado railing to the walls with wooden panelling between floor to dado rail level and coving and a loft hatch access to the ceiling.

Bedroom One 13'10" x 8'10" (to front of fitted wardrobes) (4.22m x 2.70m (to front of fitted wardrobes))



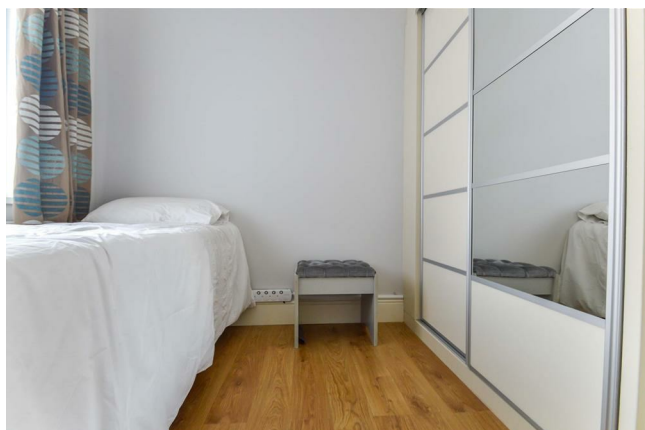
Having fitted wardrobes with sliding doors, a central heating radiator, coving to the ceiling and a Upvc double glazed window with stained glass toplights to the front elevation.

Bedroom Two 13'9" x 11'0" (maximum to 8'9" to front of fitted (4.20m x 3.37m (maximum to 2.69m to front of fitted)



Having fitted wardrobes with sliding doors, a central heating radiator, coving to the ceiling and a Upvc double glazed window to the rear elevation.

Bedroom Three 8'11" (maximum) x 7'11" (2.74m (maximum) x 2.42m)



Having fitted wardrobes with sliding doors, a central heating radiator, coving to the ceiling, a Upvc double glazed window with stained glass toplights to the front elevation and a wood effect karndean finish to the floor.

Bathroom 8'5" x 7'10" (2.58m x 2.40m)



This well appointed Bathroom is fitted with a four piece suite comprising: roll to slipper bath with chrome ball claw legs and hand held chrome mixer tap shower attachment, a separate double corner shower enclosure with curved glazed side screen and twin shower heads, a vanity wash basin with fitted cabinet below and a low level W.C. suite with push flush and concealed cistern. There is a chrome towel radiator, a wood effect karndean finish to the floor, a partially tiled finish to the walls, coving and recessed spotlights to the ceiling and Upvc obscured double glazed windows to both the rear and side elevations.

External



To the front of the property there is a brick set driveway extending to the front garden area providing off street parking provision. The driveway extends to the side of the property and leads to the garage.

To the rear of the property there is an enclosed garden which is not immediately overlooked and has paved patio seating areas, an area of artificial lawn and a raised decked seating area. There are raised borders with planting, an outside cold water tap and the garden is bounded by timber fencing. To the rear of the garage is a timber store with both power and lighting. Double gates give access to the side driveway.

Garaging

Single brick built garage with an up-and-over access door, side personnel door and having both power and lighting.

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.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Tenure

The tenure of this property is Freehold.

Council Tax Information

Local Authority - East Riding of Yorkshire
Band - D

Floor Plan



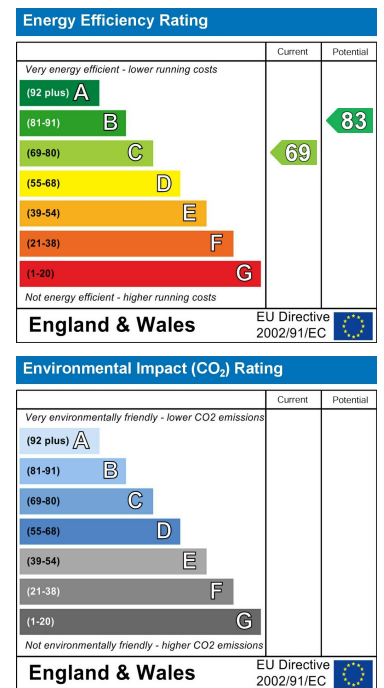
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.