



12 Park Avenue, Cottingham, HU16 5RJ

£189,950

** NO ONWARD CHIAN **

This semi-detached property is located at the head of a private cul-de-sac within the well connected Cottingham village, and enjoys close proximity to an abundance of amenities and leisure facilities including shops, eating / drinking outlets and playing fields.

Internally, the ground floor comprises entrance hall with W.C, fitted kitchen and spacious lounge / dining room with a fixed staircase to the first floor which boasts two double bedrooms, a third bedroom and a bathroom suite furnished with a three-piece suite.

Externally to the front there is a gravelled garden which accommodates off-street parking, as well as access to a garage. A secured gate to the side leads to the enclosed rear garden which is partly laid to lawn with patio seating area.

Taken together, the accommodation on offer is ideal for the first time buyer seeking to make their initial step onto the property ladder or the growing family seeking to reside with the catchment of provincial schools. Alternatively, the investor seeking to increase their property portfolio may also wish to arrange an internal inspection.

The Accommodation Comprises

Ground Floor

Entrance Hall

UPVC double glazed door and laminate flooring. Leading to:

W.C.

UPVC double glazed window, laminate flooring and fitted with a low flush W.C.

Lounge / Dining Room 20'1" x 11'1" (6.14 x 3.40)



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

Kitchen 12'11" x 7'4" (3.96 x 2.25)



UPVC double glazed door with side windows, built in storage cupboard, tiled flooring and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic washing machine,

First Floor

Landing

With access to the loft hatch, UPVC double glazed window and carpeted flooring. Leading to:

Bedroom One 12'2" x 10'11" (3.71 x 3.35)



UPVC double glazed window, central heating radiator, built in storage cupboard and carpeted flooring.

Bedroom Two 12'2" x 10'0" (3.71 x 3.05)



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

Bedroom Three 7'8" x 6'8" (2.36 x 2.04)



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

Bathroom



UPVC double glazed window, central heating radiator, fully tiled walls and fitted with a three piece suite comprising panelled bath with dual taps and electric shower, vanity sink with dual taps and low flush W.C.

External



Externally to the front there is a gravelled garden which accommodates off-street parking. A secured gate to the side leads to the enclosed rear garden which is partly laid to lawn with patio seating area.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - B

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 21 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No
Coalfield or Mining Area - No

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.

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.

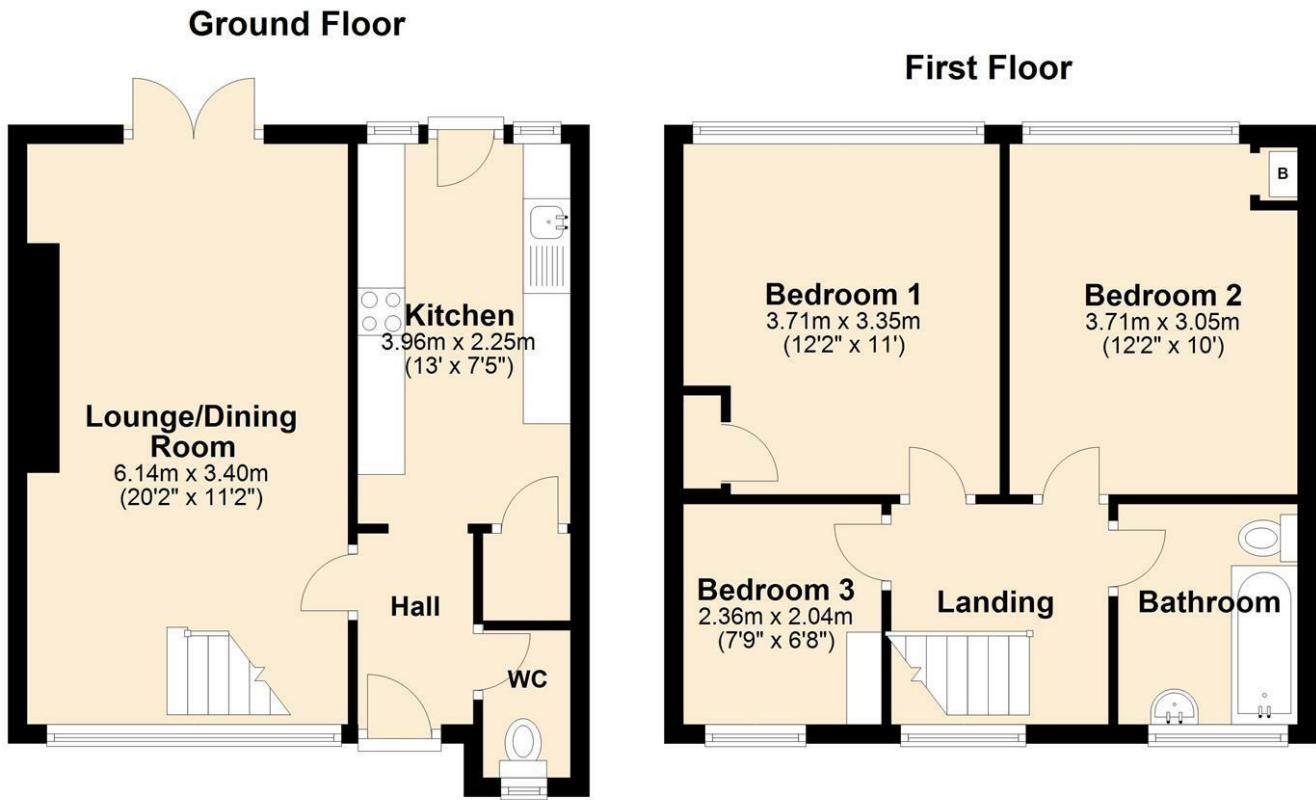
Free Market Appraisals / Valuations

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.

Whitakers Estate Agent Declaration

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Floor Plan

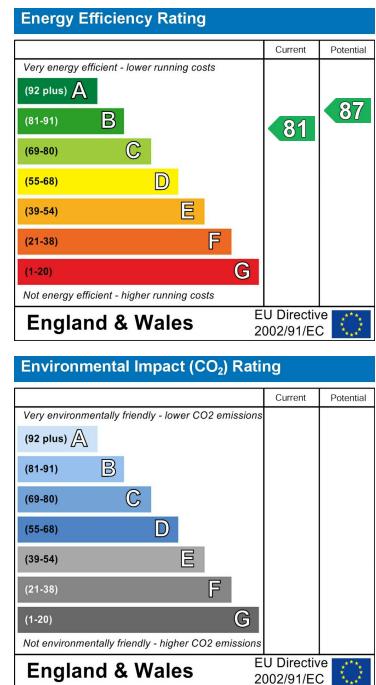


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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.