

Whitakers

Estate Agents



66 Jack Harrison Avenue, Cottingham, HU16 5FZ

£299,950

Whitakers Estate Agents are pleased to introduce this exemplary showcase of a four bedroomed detached property constructed by reputable builders Barratts David Wilson in circa 2022 to reflect the modern growing family's lifestyle

Externally to the front aspect, there is a paved forecourt which accommodates off-street parking and leads to the integral garage.

Stepping into the property, the resident is greeted with the entrance hall which follows to the spacious lounge, fitted kitchen / diner, and utility room incorporating a cloakroom.

A fixed staircase ascends to the first floor which boasts a master bedroom with en-suite, three good bedrooms, and a bathroom.

French doors in the kitchen open to the southerly facing rear garden which is laid to lawn with fencing to the surround, and complimented with a patio seating area.

The accommodation comprises

Front external

Externally to the front aspect, there is a paved forecourt which accommodates off-street parking and leads to the integral garage.

Ground floor

Hall

Double glazed entrance door, central heating radiator, and LVT flooring. Leading to :

Lounge 14'10" x 11'7" maximum (4.54 x 3.54 maximum)



UPVC double glazed window, two central heating radiators, under stairs storage cupboard, and LVT flooring.

Kitchen / diner 10'0" x 18'0" maximum (3.07 x 5.49 maximum)



UPVC double glazed French doors to the rear garden, UPVC double glazed window, LVT flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, integrated dishwasher, and oven with hob and extractor hood above.

Utility room

UPVC double glazed window, central heating radiator, LVT flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, and plumbing for a washing machine.

Cloakroom

UPVC double glazed window, central heating radiator, and furnished with a two-piece suite comprising sink and low flush W.C.

First floor

Landing

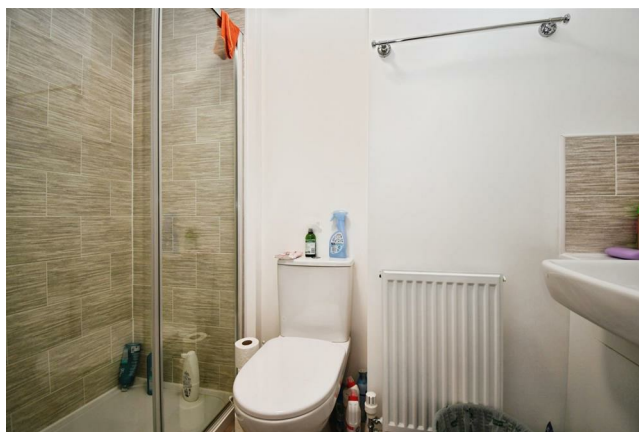
With access to the loft hatch, central heating radiator, two built-in storage cupboards, and carpeted flooring.

Bedroom one 12'8" x 11'7" (3.87 x 3.55)



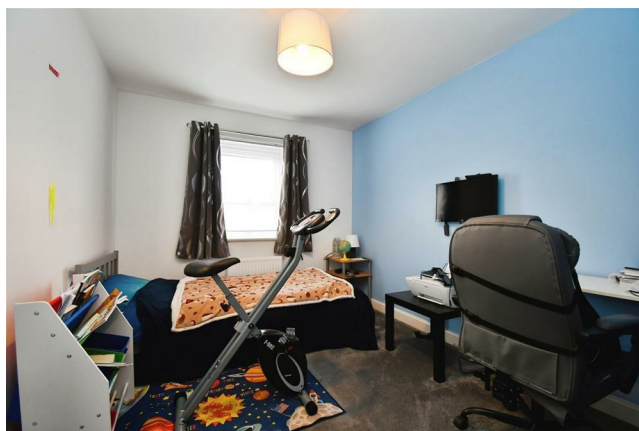
UPVC double glazed window, central heating radiator, and carpeted flooring.

En-suite



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and furnished with a three-piece suite comprising shower enclosure, vanity sink, and low flush W.C.

Bedroom two 12'9" x 8'7" maximum (3.91 x 2.63 maximum)



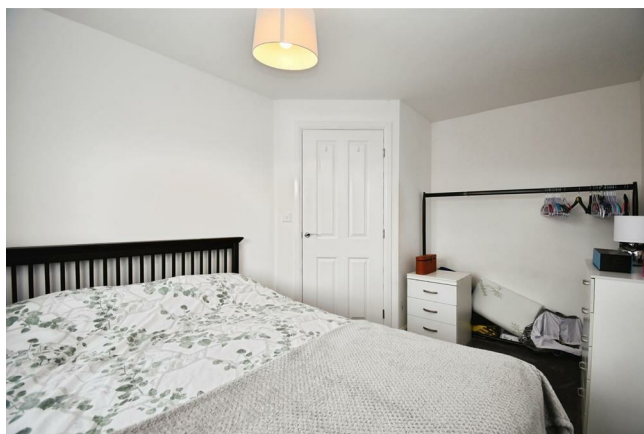
UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 12'5" x 8'2" maximum (3.79 x 2.50 maximum)



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

Bedroom four 12'3" x 8'6" maximum (3.74 x 2.61 maximum)



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

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas, and furnished with a three-piece suite comprising panelled bath with mixer shower, pedestal sink, and low flush W.C.

Rear external



French doors in the kitchen open to the southerly facing rear garden which is laid to lawn with fencing to the surround, and complimented with a patio seating area.

Aerial view of the property



Land boundary



Estate Charges

Communal property charges £117.64 per annum.

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - COH206066000

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 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.

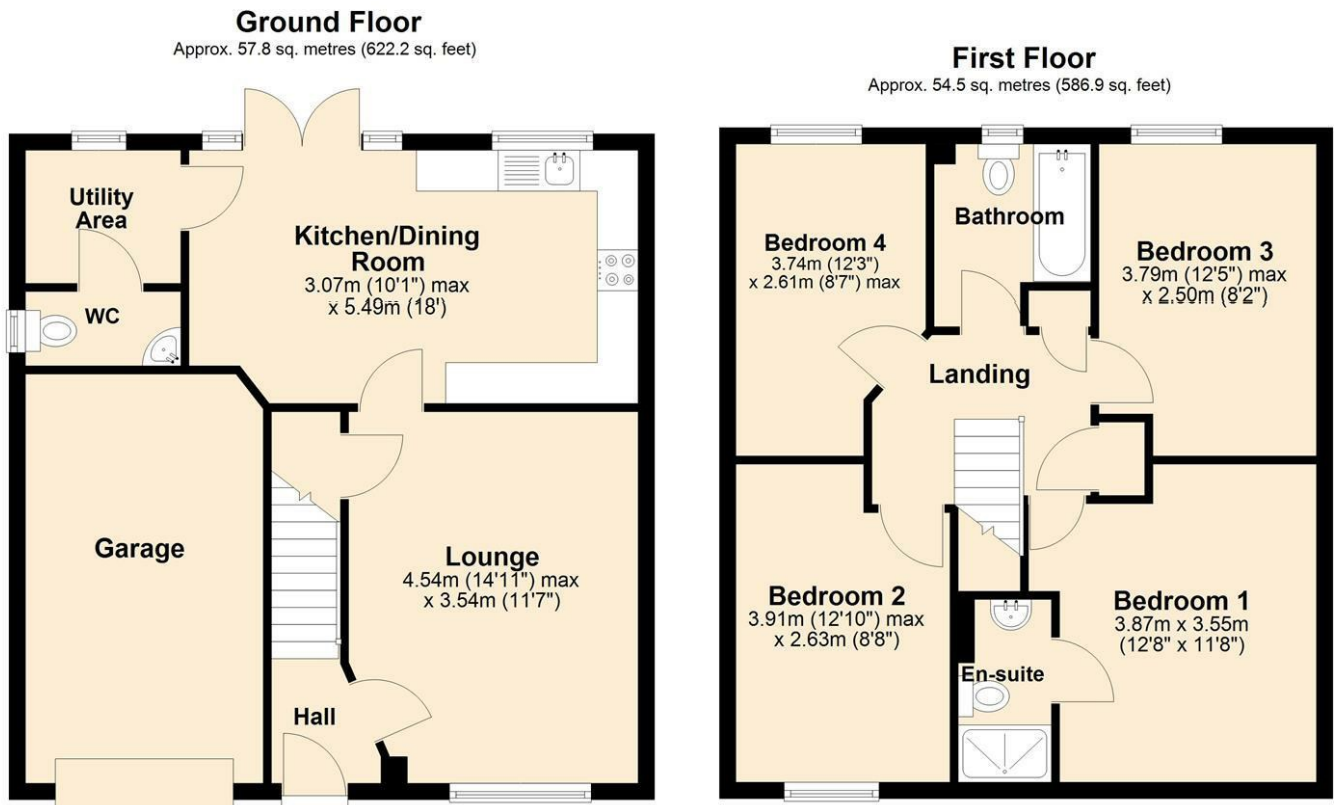
[Free Market Appraisals / Valuations](#)

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](#)

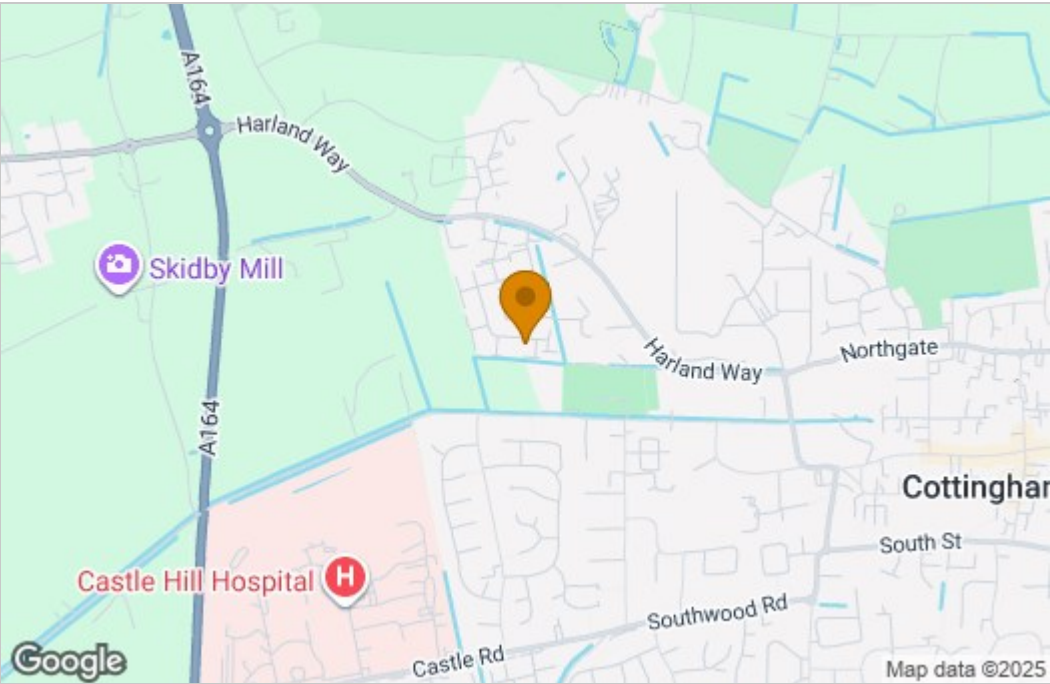
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Floor Plan

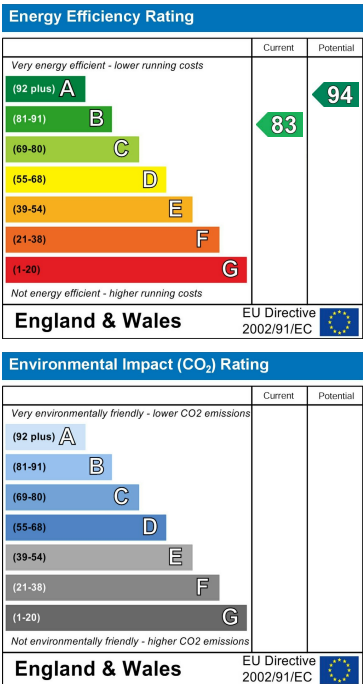


Total area: approx. 112.3 sq. metres (1209.2 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.