SYMONDS + GREENHAM

Estate and Letting Agents









70 Jack Harrison Avenue, Cottingham, East Yorkshire HU16 5FZ
£290,000

Welcome to this splendid detached family home located on Jack Harrison Avenue in the charming village of Cottingham. This property is a true gem, offering a perfect blend of modern living and traditional village charm.

As you enter, you will be greeted by a spacious open-plan living, dining, and kitchen area, ideal for both entertaining guests and enjoying family time. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

Moving to the first floor, you will find three generously sized double bedrooms, each designed with comfort in mind. The master bedroom boasts its own en suite bathroom, providing a private retreat, while a well-appointed family bathroom serves the other two bedrooms.

Outside, the property benefits from ample off-street parking at the front, along with an integral garage for added convenience. The generous lawned garden to the rear offers a wonderful space for children to play or for hosting summer gatherings with friends and family.

Cottingham is a vibrant community, known for its picturesque streets and historic buildings. Residents can enjoy a delightful mix of local shops, cafes, and pubs, all contributing to a warm and welcoming atmosphere. This home is not just a place to live; it is a lifestyle choice in a community that truly feels like home.

This property is perfect for families seeking a spacious and comfortable living environment in a desirable location. Do not miss the opportunity to make this lovely house your new home.

CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING
The property has the benefit of double glazing.

TENURE
Symonds + Greenham have been informed that this property is Freehold.

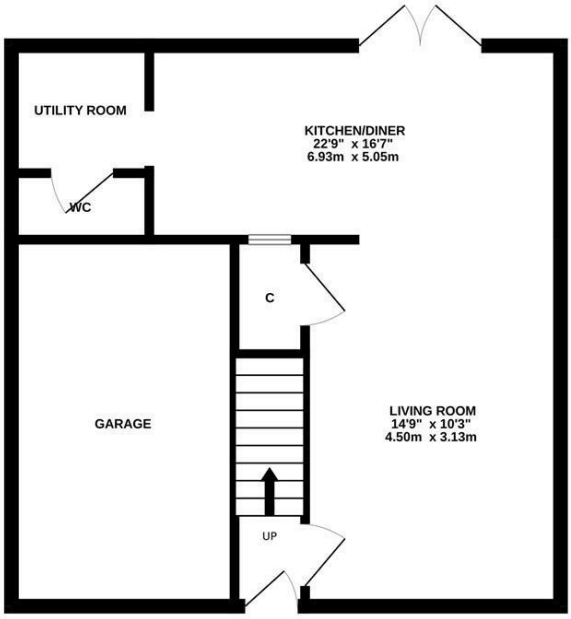
COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band D.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

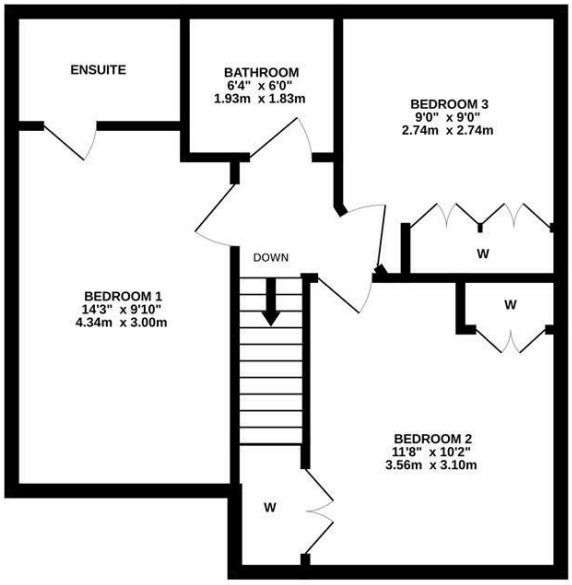
DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

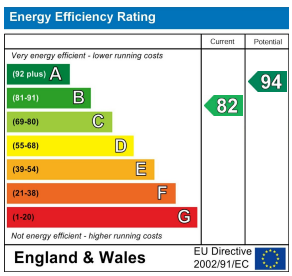
GROUND FLOOR

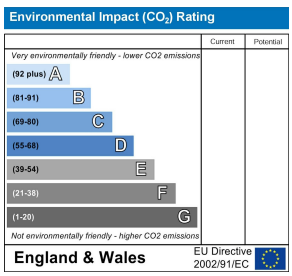


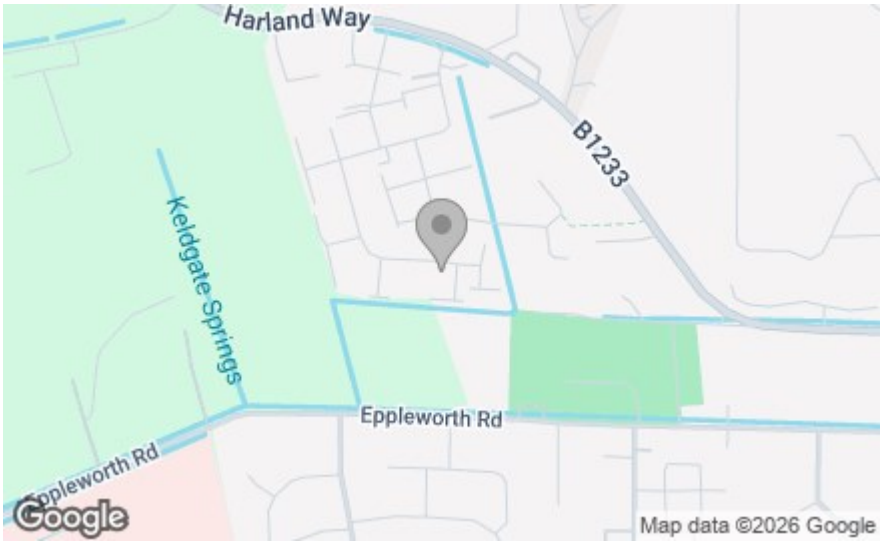
1ST FLOOR



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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