Whitakers
Estate Agents









1 Jack Harrison Avenue, Cottingham, HU16 5UN

£150,000

Situated within the attractive Poppy Fields development in Cottingham, this well-presented two-bedroom apartment offers comfortable accommodation, allocated parking and access to landscaped communal gardens. With a practical layout and modern surroundings, it presents an appealing opportunity for a range of buyers.

The development is approached through neatly maintained grounds, with established planting, lawned areas and visitor parking bays. A communal entrance hall provides access to the apartment, where a private hallway includes two useful built-in storage cupboards.

Inside, the lounge offers a comfortable space for relaxing and dining, enjoying natural light from two windows. The separate fitted kitchen features white gloss cabinetry, complementary work surfaces and a range of integrated appliances, including an oven, hob, fridge-freezer and washing machine.

There are two bedrooms, both benefiting from dual-aspect windows, alongside a bathroom fitted with a three-piece suite incorporating a bath with shower facilities.

The location is particularly appealing, with Cottingham village centre offering a selection of independent shops, cafés and everyday amenities. Cottingham railway station provides connections to Hull and Beverley, while local recreational facilities include King George V Playing Fields and Cottingham Sports Centre.

The accommodation comprises

Communal entrance hall
An external composite entrance door leads into the communal entrance hall. Having a personal mailbox and where a flight of stairs lead to the upper floors.

Private entrance hall
Wooden entrance door, central heating radiator, telecom system, two built-in storage cupboards, and carpeted flooring. Leading to :

Lounge 12'9" x 14'7" maximum (3.90 x 4.45 maximum)



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

Bedroom one 13'1" x 11'5" (4.00 x 3.50)



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

Bedroom two 6'10" x 11'0" (2.09 x 3.36)



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

Kitchen 10'1" x 6'6" (3.08 x 2.00)





UPVC double glazed window, and tile effect laminate flooring. Fitted with a range of white gloss wall and eye level units, worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : oven with hob and extractor hood above, fridge-freezer, and washing machine.

Bathroom



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

Communal gardens



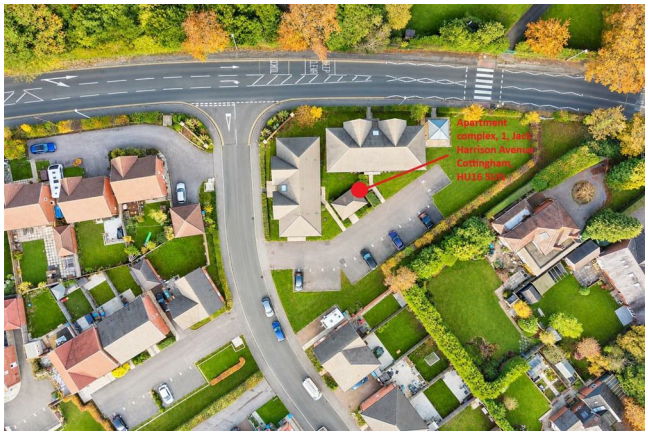
The apartment forms part of an attractive, purpose-built development, surrounded by well-maintained communal grounds featuring lawned areas, established shrubs and neatly landscaped borders, creating a pleasant and welcoming setting.

Allocated and visitor parking



There is a dedicated parking space for the property and visitor parking bays.

Aerial view of the property



Tenure

The property is held under Leasehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire
Local authority reference number - COH200001000
Council Tax band - C

EPC rating

EPC rating - B

Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / 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.

Agents Declaration

We 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.

The agents 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.

Free Market Appraisals / Valuations

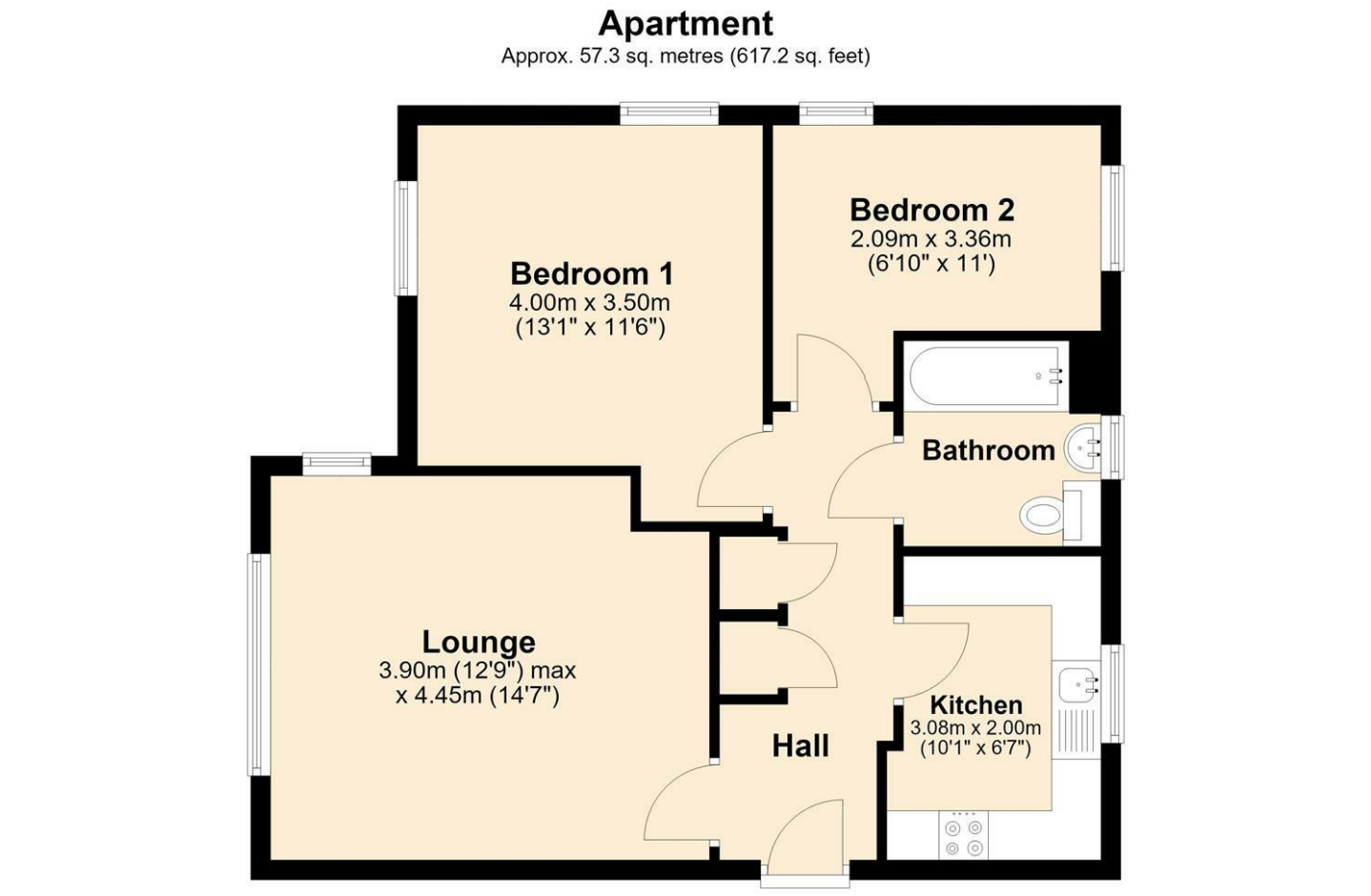
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

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.

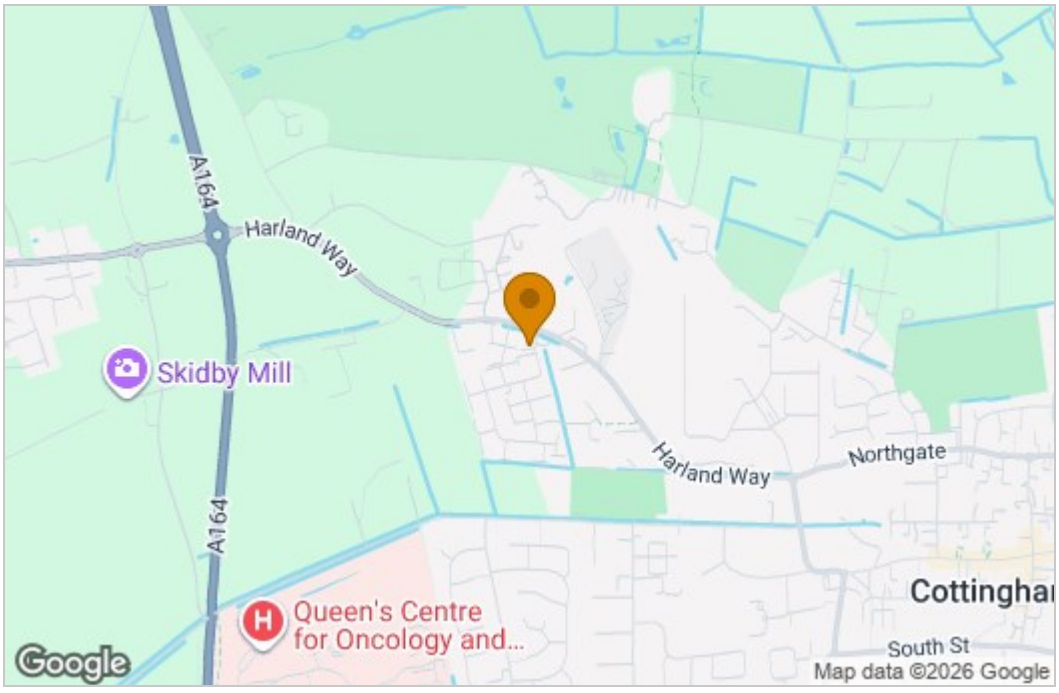
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Floor Plan

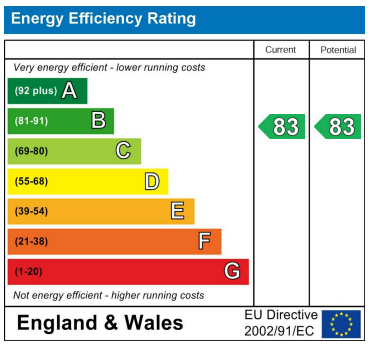


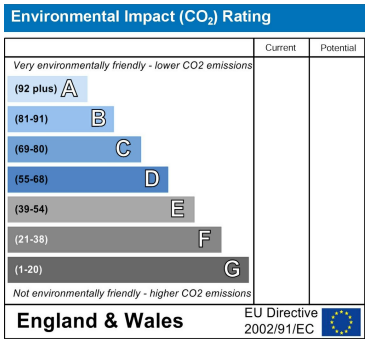
Total area: approx. 57.3 sq. metres (617.2 sq. feet)

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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk