



Travis Road, Cottingham, East Riding of Yorkshire  
Asking Price £175,000







## KEY FEATURES

- Traditional End Terraced House
- Three Bedrooms
- Family Bathroom
- Cosy Lounge & Dining Room
- Kitchen
- Gardens to Front & Rear
- Driveway/ Off Road Parking
- Tenure Freehold
- Council Tax Band B
- Total Room Area 81 Square Metres
- EPC rating G



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## DESCRIPTION

This Traditional END TERRACED HOME offers well proportioned accommodation that would appeal to the first time or young family buyer. Conveniently located for well regarded SCHOOLS, shops and ample amenities that this popular village has to offer.

The accommodation includes: Entrance hall with doors to the cosy LOUNGE, opening to the DINING ROOM with adjoining KITCHEN, creating a lovely space for entertaining family and friends.

To the first floor are THREE bedrooms and the FAMILY BATHROOM.

Outside there is a dropped kerb, providing ample OFF ROAD PARKING to the front elevation.

A sizeable rear GARDEN, mainly laid to lawn with a gravelled PATIO area and decorative plantings and shrubbery to boundaries. Useful outbuildings providing storage facilities.

We anticipate a high demand for this wonderful family home.

DO NOT DELAY, CALL TO ARRANGE YOUR VIEWING TODAY!!!

## Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a local train service available in the village connecting to Hull, Beverley and the east coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.

## Directions

From the centre of Cottingham proceed south along King Street towards the traffic lights. Turn right onto South Street, continue along to the roundabout, take the exit to the left and proceed a short distance to the second roundabout, take the immediate turning on the left onto the Parkway. Turn right onto Travis Road.







## PARTICULARS OF SALE

### Entrance & Hall

An attractive front entrance door opens to welcome you in to view this lovely home.

### Lounge

**4.08m x 3.61m**

A cosy living room with feature fireplace. Double glazed window to front elevation, laminate flooring and radiator. Open to the dining area

### Dining Room

**3.13m x 2.68m**

The dining room adjoins the kitchen with double glazed window to rear elevation, enjoying views over the garden, creating a lovely space for entertaining family and friends.

### Kitchen

**3.59m x 2.94m**

A range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Plumbed for automatic washing machine, space for fridge/freezer and useful storage cupboard. Double glazed window to rear elevation and door providing access to the rear garden.

### Bedroom One

**3.64m x 3.41m**

A double bedroom with a range of fitted wardrobes. Double glazed window to front elevation and radiator.

### Bedroom Two

**3.17m x 2.67m**

A further double bedroom with double glazed window and radiator.

### Bedroom Three

**2.74m x 1.70m**

Bedroom three is a single room with useful storage cupboard. Double glazed window and radiator

### Family Bathroom

**2.34m x 1.70m**

Three piece suite in white to include: panelled bath with overhead shower and rain shower. Pedestal wash basin and low level W.C. Double glazed obscure window and radiator.



### Off Road Parking

A dropped kerb to the front of the property provides ample off road parking for several vehicles.

### Rear Garden & Outbuildings

Mainly laid to lawn with gravelled patio area and decorative shrubbery and plantings to borders.

Brick built outbuildings providing external storage facilities.



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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	

FLOOR PLANS



