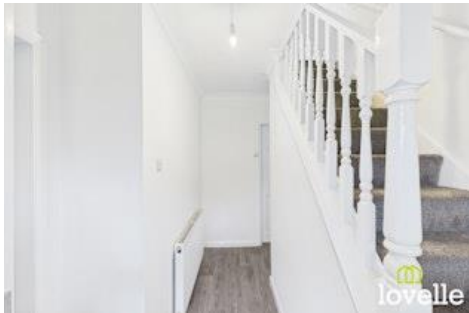




Travis Road, Cottingham, East Riding of Yorkshire
O.I.E.O £230,000





KEY FEATURES

- Generous Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fully Renovated Throughout
- Total Area almost 100 square metres
- No Chain!
- Council Tax Band: B
- West-Facing Garden
- Garage
- Close to Local Amenities
- EPC rating: D



DESCRIPTION

Lovelle are proud to present to the market, this three Bedroom, Semi-Detached House in the heart of Cottingham on Travis Road. Step inside this beautiful newly renovated property where all you need to do is unpack and enjoy! This impressive semi-detached house offers well-appointed accommodation, extending to a total area of almost 100 square metres. Recently fully renovated throughout, the property provides versatile living space, presented to a high standard and suited to a variety of needs. Including a brand-new kitchen, with electric oven and hobs, with the additional feature of a breakfast bar. The entrance opens to two generously sized reception rooms, ideal for entertaining or relaxing. A contemporary finish runs throughout the house, contributing to a polished and modern atmosphere.

The property affords three well-proportioned bedrooms, providing comfortable accommodation for families and those seeking additional space. The bathroom is conveniently located to serve all bedrooms, and the internal arrangement maximises the available space. The property is offered with no forward chain.

Externally, this home is enhanced by a private, west-facing garden, allowing for enjoyment of outdoor space with the benefit of afternoon and evening sun. There is the additional advantage of a garage, as well as street parking for residents and guests.

Local area:

Situated in Cottingham, East Riding of Yorkshire, this property enjoys a desirable residential location. Cottingham is recognised for its range of local amenities and services, ensuring convenience for daily requirements. The area is well-served by a variety of shops, cafes, and schools, contributing to its appeal for families and professionals alike. Additionally, there are accessible transport links, making commuting to surrounding destinations straightforward. The neighbourhood presents a pleasant and established environment within a well-connected setting.





PARTICULARS OF SALE

Hallway

3.4m x 1.83m (11'2" x 6'0")

Step inside this beautiful newly renovated property where you will find to the ground floor, the living room, dining room, the large kitchen with breakfast bar. With the stairway leading to the three bedrooms and family bathroom and WC.

Reception Room

5.05m x 3.4m (16'7" x 11'2")

The bright and airy reception room offering windows to the front and rear elevation allowing for plenty of natural light, comprising of a gas fire for added comfort.

Kitchen

3.86m x 4.86m (12'8" x 15'11")

The large modern kitchen offers a good size amount of space for the family, newly renovated with a new oven and electric hobs. Plenty of cupboard space, with base and wall units. Windows surrounding offering plenty of light, with the door to the rear allowing access to the private garden. The kitchen also offers a breakfast bar.

Dining Room

3.06m x 2.92m (10'0" x 9'7")

The dining room or reception room offers extra space for the family, with the window to the front elevation.

Bedroom

2.93m x 4.45m (9'7" x 14'7")

The spacious main bedroom offering the window to the front elevation and fitted wardrobe to the side.

Bedroom

3.4m x 2.03m (11'2" x 6'8")

Another good sized second bedroom offers windows to the front with fitted wardrobe to the side.

Bedroom

3.71m x 2.92m (12'2" x 9'7")

The third bedroom offers window to the rear over looking the private garden.

Utility room

1.11m x 0.78m (3'7" x 2'7")

At the top of the hallway offers a utility space.

WC

0.74m x 1.5m (2'5" x 4'11")

The WC with the window to the rear elevation.

Bathroom

1.69m x 1.64m (5'6" x 5'5")

The family bathroom offers a shower over bath, basin and unit. With the window to the rear elevation, the bathroom has also been renovated with all new furniture.



Outside

Outside the property you will find a front garden with off street parking. To the rear you will find the private, west-facing garden, allowing for enjoyment of outdoor space with the benefit of afternoon and evening sun. There is the additional advantage of a garage.

TENURE

The tenure of this property is Freehold.

SERVICE CHARGE

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/>

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.

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.

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.

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.

AGENTS NOTE

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



