Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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67 Travis Road, Cottingham HU16 5EZ

£170,000

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- Traditional end townhouse
- Well presented throughout
- Two reception rooms
- Three bedrooms
- Modern fitted kitchen
- First floor modern bathroom
- Off street parking to the front
- Enclosed garden
- Viewing an absolute must
- Council Tax Band: B EPC Rating: G

Located within this highly popular residential area we are delighted to present to the market this well presented traditional deceptively spacious end townhouse. The property offers modern spacious accommodation enjoying entrance hallway, two reception rooms, modern fitted kitchen, three bedrooms, modern first floor bathroom and off street parking to the front of the property via a dropped kerb and well tended garden to the rear providing great outdoor space.

An ideal first time buyer's purchase to which an early viewing is an absolute must.

LOCATION

Travis Road is located off The Parkway in Cottingham and lies within ease of reach of local amenities both on The Parkway and in the village centre.

Cottingham is listed as one of the UK's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has three primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY
A pink composite door with side full height windows leads into entrance hallway with staircase leading to the first floor accommodation.

LOUNGE
13'5" x 12'1" (4.09m x 3.68m)
uPVC double glazed window to the front elevation. Feature fireplace with electric log effect fire and TV aerial point. An opening leads into the dining room.

DINING ROOM
10'5" x 8'9" (3.18m x 2.67m)
uPVC double glazed window to the rear elevation. Door leading into the kitchen.

KITCHEN
11'10" x 9'7" (3.61m x 2.92m)
With uPVC double glazed window and wooden door leading to the rear garden. An extensive range of fitted Shaker style base and wall units with work surfaces and tiled splashbacks. Space and provision for cooking. Space for fridge freezer. Sink unit with drainer. Fitted pantry cupboard.

FIRST FLOOR

LANDING
With access to loft.

BEDROOM 1
14'4" into doorwell decreasing to 11'11" x 11'3" (4.37m into doorwell decreasing to 3.63m x 3.43m)
uPVC double glazed window to the front elevation.

BEDROOM 2
14'3" decreasing to 10'4" x 8'9" (4.34m decreasing to 3.15m x 2.67m)
uPVC double glazed window to the rear elevation. Linen cupboard and fitted wardrobe.

BEDROOM 3
9'0" decreasing to 5'11" x 9'0" maximum (2.74m decreasing to 1.80m x 2.74m maximum)
uPVC double glazed window to the front elevation. Fitted cupboards.

BATHROOM
5'6" x 7'8" (1.68m x 2.34m)
With uPVC double glazed window to the rear elevation. Three piece modern suite in white enjoys panelled bath, low level w.c. and pedestal wash hand basin. Gravity shower over bath and tiled splashbacks to wet area.

OUTSIDE
To the front of the property there is a dropped kerb with gravelled parking.

The rear garden is of good proportions and features a large gravelled patio area leading down to a lawned garden with brick outside store which has uPVC window and door, power and light.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

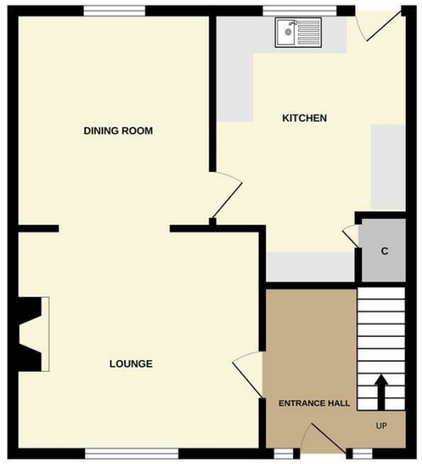
DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

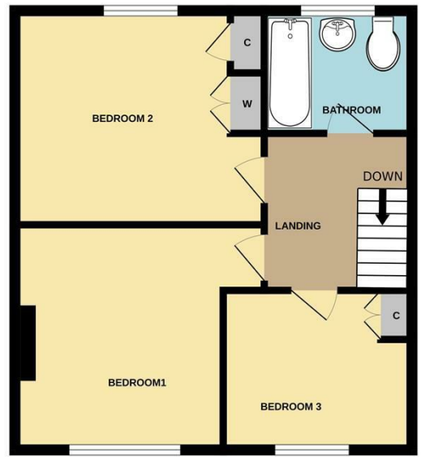
VIEWING
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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