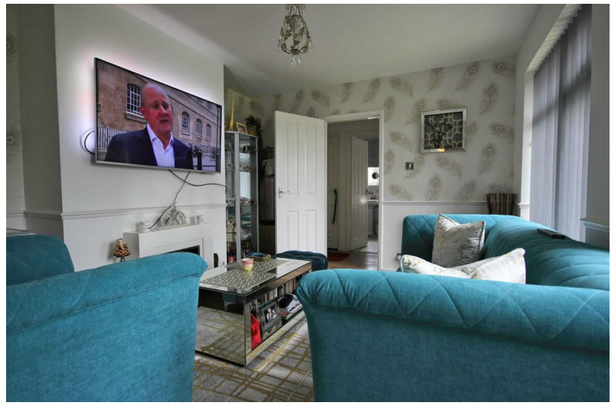


Quick & Clarke
PROPERTY SPECIALISTS

131 King Street, Cottingham,
East Riding of Yorkshire HU16 5QQ
Tel: 01482 844444 | Email: cottingham@qandc.net
www.quickclarke.co.uk

54 Travis Road, Cottingham HU16 5EZ

£67,000

Beverley | Cottingham | Hornsea | Willerby

- Beautifully Presented
- First Floor Apartment
- No Onward Chain
- Leasehold
- Double Bedroom
- Gas central heating
- uPVC double glazing
- Council Tax Band: A
- EPC Rating: Awaited

This beautifully presented first floor apartment is offered to the market with no chain! Having uPVC double glazing and gas central heating the accommodation comprises: Entrance Hallway, Lounge, modern fitted Kitchen, Bathroom and Double Bedroom. Communal gardens and on street parking. This property would be ideal for a first time buyer or an investor looking to expand their portfolio.

LOCATION
Travis road is located off The Parkway towards the south of Cottingham and is within walking distance to the village centre.
Cottingham is a really diverse 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. Cottingham has four primary schools and a highly regarded secondary school.

THE ACCOMMODATION COMPRISES

ALL FIRST FLOOR

COMMUNAL ENTRANCE
Spacious hallway with access to the communal gardens. Stairs leading to the first floor.

ENTRANCE HALL
With cupboard. Central heating radiator.

LOUNGE
10'11" x 12'8" (3.35 x 3.88)
Two uPVC double glazed windows to the front elevation. Laminate flooring. Built-in storage cupboard.

KITCHEN
11'0" x 6'0" (3.37 x 1.85)
Double glazed window to front elevation. Vinyl flooring. A range of wall and base units. Stainless steel sink. Electric hob with extractor over. Space for washing machine and fridge freezer.

BEDROOM
8'8" x 10'11" (2.65 x 3.33)
Double glazed window to front elevation. Fitted wardrobes. Laminate flooring and radiator.

BATHROOM
5'6" x 6'5" (1.69 x 1.97)
Double glazed window to side elevation. White three piece suite comprising of a bath with shower unit over, pedestal hand wash basin and low flush w.c. Tiling to walls. Vinyl flooring and central heating radiator.

OUTSIDE

COMMUNAL AREA
There are lawned gardens to the front and side of the property.

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.

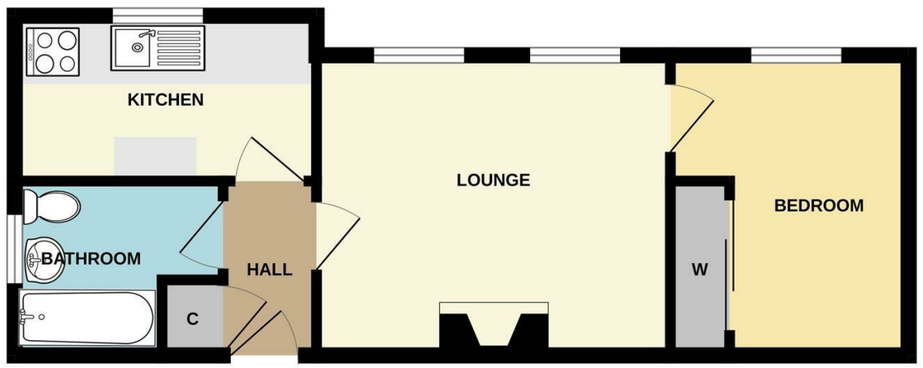
TENURE
We believe the tenure of the property to be Leasehold (this will be confirmed by the vendor's solicitor).

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



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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