

1 Bedroom Apartment

Travis Road, Cottingham, Hull, HU16 5EU

£475 per month



- SPACIOUS FIRST FLOOR FLAT
- IN THE HEART OF COTTINGHAM VILLAGE
- PRIVATE ENTRANCE HALL
- DOUBLE BEDROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING





1 Bedroom Apartment

£475 per month

Travis Road, Cottingham, Hull, HU16
5EU

To arrange a viewing, please email agent. Viewings cannot be arranged via telephone.

Spacious first floor flat in the heart of Cottingham in a popular Residential area.

Private Entrance Hall

Lounge

Fitted Kitchen

Double Bedroom

Bathroom with white 3-piece suite and shower, contrasting tiled surround

Gas central heating system

Double glazing

Communal garden areas

Location

Good shopping facilities and amenities within Cottingham Village.
Regular road and rail connections.
Spoilt for choice for Restaurants, Public Houses and Cafe Bars
Close to Castle Hill Hospital.

Property Description

Ground Floor

Communal Entrance Hall - leads to staircase which extends through to the first floor landing:

First Floor

First Floor Landing - Where there is a Private Entrance Door:

Private Entrance Door - Which leads in to Private Entrance Hall:

Entrance Hall - With a double built in Cloaks area and radiator. Extending through from the Entrance Hall is the Lounge. Also extending from the Entrance Hall is the Breakfast Kitchen:

Lounge - plus recess x

Double glazed picture window with aspect over the Communal Garden areas. Chimney breast with a stone pebble effect electric fire and marble effect hearth. Further built in storage cupboard housing the Gas central heating boiler and a radiator. Extending through from the Lounge is the Double Bedroom:

Double Bedroom - *11' 3" x 10' 11" (3.44m x 3.35m)* to extremes x to extremes

Dual aspect Double glazed windows looking out over the communal garden areas. Built in double wardrobe with shelf and hanging space and a radiator.

Breakfast Kitchen - *11' 5" x 5' 11" (3.5m x 1.82m)* to extremes x to extremes

Double glazed windows with aspect over the rear garden areas. Range of matching high gloss base, drawer and wall mounted units with brushed steel effect handle detail and a contrasting tiled splash back surround. A roll edge laminate work surface houses a single drainer sink unit with a mixer tap over. There is an integrated fridge and integrated freezer, plumbing for automatic washing machine, space for small dining table, radiator and ceramic tiled flooring.

Bathroom - Which is also accessed from the landing and has a white 3-piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC. There is an electric shower over the bath and a contrasting tiled splash back surround. Double glazed opaque window, radiator and coordinating tiled flooring.

Outside Seating Area - via the Landing is a balconied Patio/Seating area.

Council tax band: D

Rental Deposit: £515

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.