



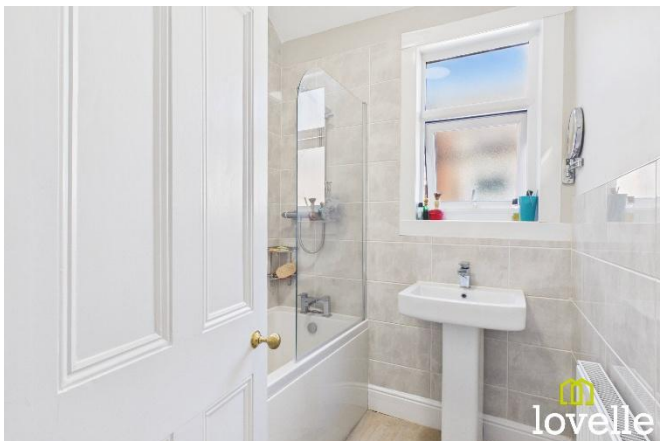
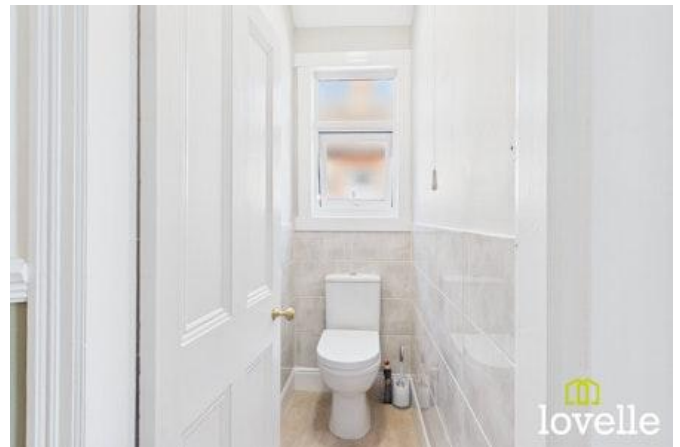
Arlington Avenue, Cottingham  
Asking Price £335,000





## KEY FEATURES

- Period Terrace Property
- Churchyard Views
- Desirable Village Centre Location
- Three Double Bedrooms
- Turn Key Condition
- Victorian Period Features
- Newly Rewired
- Large Entertaining Kitchen
- Private South-Facing Garden
- Ground Floor W.C.
- EPC rating D



## DESCRIPTION

We are delighted to bring to the market this stunning Victorian family home! This gorgeous house retains many of its period features and its formality with generous rooms and high ceilings. Offering all of the charm of period living in a beautiful family residence and conveniently located within a moments walk of Cottingham Village Centre and all that this fabulous Village has to offer.

This property has recently undergone a full refurbishment including but not limited to, a full rewire, a full redecoration, the installation of a ground floor W.C, all new flooring throughout, the modern heating system has just been fully serviced, custom-made blinds have been installed to the windows and a full replacement kitchen has also been installed.

Welcoming you to the property is a delightful front garden set behind established Privet hedging, a path leads to the Porchway which frames a high-security, composite panelled and glazed front door in a traditional style. The large bay window retains detailed timber moulding to the canopy and a lead roof, all complimenting the period feel of the façade and setting the theme for what you are about to experience throughout this fabulous home.

The bright and airy entrance Hallway retains the original Pitch Pine panelled doors which lead you to the formal sitting room, the dining room and the large entertaining kitchen diner, look up and you are greeted by Victorian plasterwork corbels while timber rail mouldings create a wonderful panelling effect below. Original Victorian timber skirting and architrave remain as does the Victorian staircase, a truly period feel with a modern colour pallet.

Into the spacious sitting room and you are immediately drawn to the grandeur of the bay window which has been sympathetically upgraded to include double glazed units to the original design, blending the efficiency of new windows with the elegance of the original Victorian style, a feature which floods the room with natural daylight and provides a fabulous view of Cottinghams' famous St Marys Church...only a few meters away! A high ceiling, bold fire surround and original timberwork lend themselves to either full Victorian decor renaissance or to a modern theme with a nod to the history of the house, as is the current style.

As you leave the Hallway and head into the dining room it is the amount of natural light flooding the room through the full-height windows which is so striking! There is a stunning Oak period fireplace which sits a-top a tiled hearth, the room proportions are generous and the ceiling height is circa 11ft, an 8-seater dining table could be comfortably accommodated in this room and there are wonderful views out to the South-facing garden.

On and into the large kitchen-dining-living room to the rear of the property, this is a wonderfully light and airy room with a door to the side garden, double French doors leading out to the patio and lawn beyond and dual aspect windows, all providing views across the South-Facing private garden and flooding this expansive room in glorious sunshine.

The modern and recently-installed kitchen offers a range of floor and wall units, all finished in Dove Grey High-Gloss with contrasting solid Beech work surfaces atop. Appliances include an electric fan-assisted oven, an induction Hob above and extraction over. There is an integrated dishwasher and a freestanding washing machine and free standing tumble dryer, which can also be included through negotiation.

Access to the garden is through the double French doors which lead from the living / dining area, the modern Ideal Vogue combination boiler is located in this room but discreetly enclosed, it has been recently and full serviced. This is a fabulous, versatile and sun-drenched room, perfect for entertaining large groups of friends or the whole family.



As you head up the Victorian staircase you are treated to a spacious, split-level landing with fresh, bright decor and recently-installed carpeting. There are three double bedrooms, a separate W.C, a family bathroom and a partially-boarded loft, all accessed from this landing area. The hand-turned balustrade, pitch pine panelled doors, skirting and dado rail continue the Victorian architectural styling.

The Family bathroom is a bright and light room, there is a panelled bath with a thermostatic shower over, a glass shower screen and a modern pedestal basin with Chrome mixer-tap. The walls are finished floor to ceiling in a stone-effect Ceramic tile, a double glazed and obscured glass widow, excellent lighting provision and vinyl flooring all make for a modern bathroom experience.

Bedroom No. 1 is a spacious and light-filled room to the front of the property, offering views across to St Marys Churchyard through the dual-aspect windows. Victorian features continue in this grand room from the stunningly preserved Cast fireplace with tile inserts, to the Pitch Pine skirting and Victorian wall closet to the side of the chimney breast, spending time in this room at any time of the day is a joy!

Bedroom No. 2 provides further period Charm, with original timber skirting, period Cast fireplace and a built-in Victorian closet all remaining, there is a high ceiling and a large uPVC double glazed window, all making this a light and airy room at the heart of the house.

Bedroom No. 3 is a comfortable double bedroom to the rear of the house, there is a large South-facing uPVC double glazed window, which provides views across the rear garden and the original skirting and architrave frame the room in period style, perfectly.

The South-facing rear garden is mainly laid to lawn with a series of borders, some mature planting and mature hedging. To the rear of the garden is a timber shed and a paved terraced area is accessed directly from the Kitchen - Dining room, a perfectly private area to sit and enjoy the outdoors. The terrace wraps around to the side of the property where a walled garden extends to a gate, leading to the front of the property through a shared passageway and out onto Arlington Avenue.

Do not delay in arranging your viewing of this stunning family property, enviably located in the heart of Cottinghams' Conservation area. A gorgeous living space set in a stunning period building, this three-bedroom house offers beautiful reception rooms, a contemporary kitchen all within a very sought-after location!



## PARTICULARS OF SALE

### Entrance Hallway

**1.69m x 7.27m (5'6" x 23'11")**

An inviting hallway with many Victorian features, an impressive and welcoming entrance to this property. Laid to new flooring throughout and with a modern colour pallet. Providing access to all rooms and loft space.

### Sitting Room

**3.64m x 4.38m (11'11" x 14'5")**

A grand, North-facing reception room, flooded with natural daylight through the large bay window. High ceilings, original features and a statement fireplace fill this room with period character. Benefiting from a full redecoration and new flooring.

### Dining Room

**3.04m x 3.76m (10'0" x 12'4")**

A fabulous entertaining room boasting Victorian grandeur and generous proportions. This is a fabulously versatile room, flooded with natural daylight and offering views out to a wonderful terraced patio through the floor to ceiling windows.

### Ground Floor W.C

**0.77m x 1.34m (2'6" x 4'5")**

Recently installed and carefully planned, comprising of a close-coupled toilet, a wall-mounted wash basin with Chrome mixer tap and stylish tiling to the splash area. There is vinyl flooring, spot downlights and extraction.

### Kitchen / Dining / Living Room

**3.06m x 8.53m (10'0" x 28'0")**

A vast and contemporary room, the kitchen area offers a series of base and wall units in high-gloss, with contrasting solid Beech work surfaces and a range of integrated appliances. The living and dining area is flooded with daylight with large windows, a door to the side garden and double French doors which lead out to the garden and terrace.

### Split-level Landing Area

**1.73m x 6m (5'8" x 19'8")**

Bright, airy, spacious and recently redecorated. This impressive period feature sits within the centre of the house, framed by a galleried Balustrade and provides access to all of the first floor accommodation & loft storage area.

### Bedroom No. 1

**5.04m x 3.67m (16'6" x 12'0")**

An impressive principal bedroom with dual aspect windows to the front of the property. Original & characterful interior features including a period fireplace with tiled inserts, a Victorian wall closet and providing fabulous views across St Marys Churchyard.

### Bedroom No. 2

**3.24m x 3.82m (10'7" x 12'6")**

A bright and welcoming large second bedroom, boasting many period features including an Victorian wall closet, Cast iron fireplace and original timberwork. A tall, double-glazed window floods the room with daylight, this room has also been recently redecorated and recarpeted.



### Bedroom No. 3

**3.08m x 3.06m (10'1" x 10'0")**

A comfortable double bedroom or home office at the rear of the house, with views over the rear garden through a uPVC double glazed window.

### Family Bathroom

**1.87m x 1.84m (6'1" x 6'0")**

A bright and very well-equipped bathroom, offering panelled bath with shower over and a modern pedestal wash basin. Stylish fittings, great lighting and beautiful tiling make this bathroom a pleasure to spend time in.

### Separate W.C

**1.69m x 0.84m (5'6" x 2'10")**

A practical separate W.C with tiled walls, vinyl flooring and bright décor. There is a modern, close-coupled toilet and extraction.

### Outdoors

To the rear of the property is a large, South-Facing private garden, mainly laid to lawn and with some mature planting and hedging. There is a paved terrace which wraps around the rear and to the side of the property, pedestrian access is to the front of the property via a shared passageway.

To the front of the property is a formal garden, set behind mature hedging separating the property from the Avenue and framing the Victorian façade beautifully.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: D

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:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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



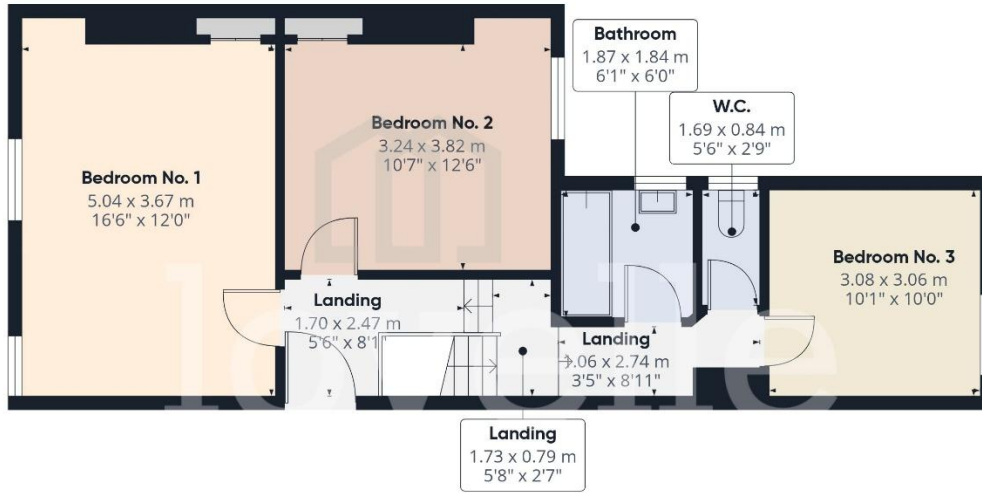
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92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLANS



Floor 0

**Approximate total area<sup>(1)</sup>**  
116.7 m<sup>2</sup>  
1256 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MAP

