



**Sunshine Cottage, 9 Back Lane
Seaton, Hull, East Yorkshire HU11 5SG**
Offers over £180,000

W&P WOOLLEY
& PARKS

CHARMING COTTAGE WITH AN IMPRESSIVE GARDEN AND SINGLE GARAGE 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This beautifully presented and simply charming cottage can not fail to impress. Having been lovingly maintained and improved by the current owners to provide a warm and inviting home throughout. Boasting many traditional features along side a modern vibrant decor with quality fixtures and fittings evident in each and every room providing the perfect blend of old and new. Deceptively spacious with lounge, dining room, fitted kitchen and bathroom all to the ground floor plus two double bedrooms to the first. An impressive south facing garden sits the rear offering a fair degree of privacy throughout complete with utility room extension, summerhouse and single detached garage. Located within the sought after village of Seaton providing a variety of amenities to and plus access to the neighbouring towns of both Hornsea and Beverley. Demand is sure to be high for this characterful cottage, so early viewings highly recommended.



Lounge 13'3" x 12'1" (4.05m x 3.69m)
Beautifully presented lounge with double glazed window and external door to front elevation, straight flight staircase leads to first floor accommodation, charming exposed beams, feature multi fuel burner, central heating radiator and wood effect flooring laid throughout.

Dining Room 10'4" x 11'9" (3.15m x 3.60m)
Open plan dining area with double glazed window to rear elevation, continued exposed beams, stylish vertical radiator and wood effect flooring.

Kitchen 9'9" x 6'10" (2.98m x 2.10m)
Quality fitted kitchen offering a comprehensive range of wall, base and drawer units in a shaker style finish with contrasting butcher block work surfaces and tiled splash backs, inset Belfast sink with farmhouse mixer tap over, integral appliances with single oven, combi-microwave, four ring induction hob, fitted extractor hood, fridge, freezer, fitted wine rack, built in bins but could also house a dishwasher, inset LED spot lighting, double glazed window to side elevation and ceramic tiled flooring with two plinth heaters.

Rear Lobby 3'0" x 6'9" (0.93m x 2.08m)
Double glazed external door to side elevation and continued ceramic tiled flooring.

Bathroom 5'10" x 6'9" (1.79m x 2.08m)
Stylish family bathroom comprising wood panelled bath complete with mains powered shower and drench shower head, pedestal wash basin and low flush w/c, partially tiled walls, bespoke built in storage, double glazed window to side elevation, central heating radiator and ceramic tiled flooring.

First Floor Landing 3'4" x 3'2" (1.02m x 0.97m)
With access to loft space and fitted carpets.

Main Bedroom 10'3" x 9'9" (3.14m x 2.98m)

Generous main bedroom with bespoke built in wardrobes to one wall providing ample storage, double glazed window to rear elevation, central heating radiator and fitted carpets.

Bedroom Two 13'0" x 8'6" (3.98m x 2.61m)
A further good sized double bedroom with bespoke built in wardrobe, double glazed window to front elevation boasting open field views, central heating radiator and fitted carpets.

Utility Room 6'0" x 5'8" (1.85m x 1.73m)
Useful utility room with ample space and plumbing for free standing appliances, wall mounted gas combination boiler, central heating radiator, wall units, work tops and ceramic tiled flooring.

External
An impressive enclosed south facing garden sits to the rear which is arranged with patio areas, well stocked borders, a large well kept lawn and timber built summerhouse with fenced surround and gated rear access with external security lighting.

Single Garage
A concrete block single garage with double opening main doors to the front and personal door to the side with power supply and light. Vehicular access leads from Back Lane.

Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band A.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not

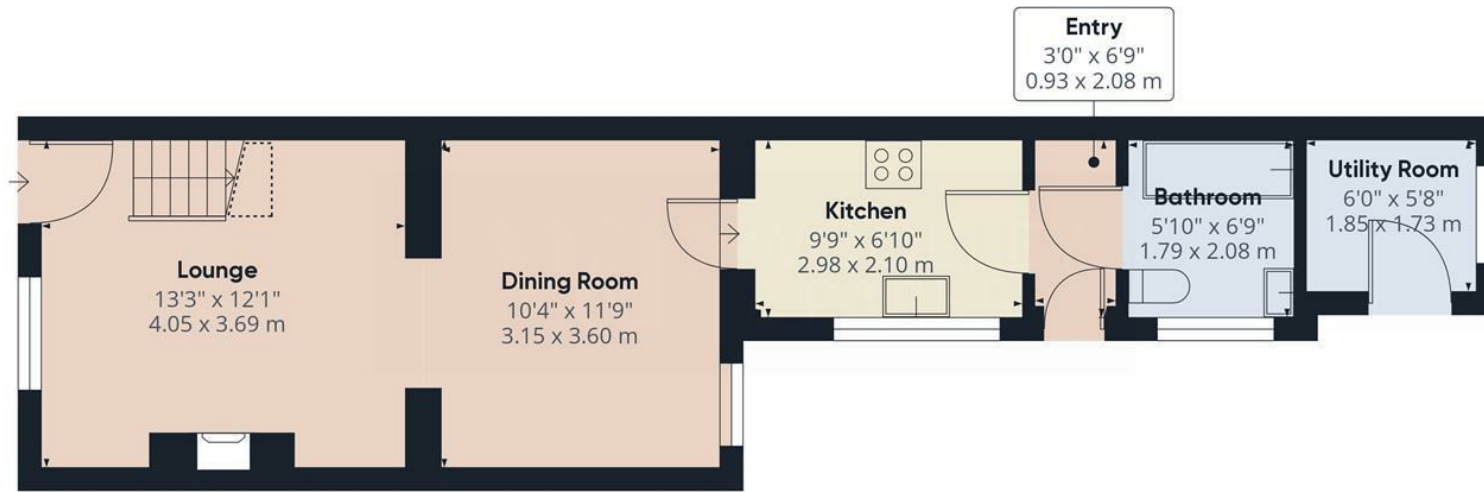
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Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

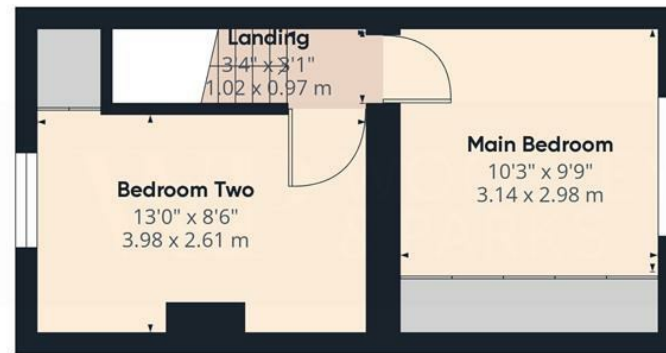
Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

703.91 ft²
65.4 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very low greenhouse gas emissions - lower CO ₂ emissions	Least
92-100 A		10-15 A	
82-91 B		16-20 B	
69-81 C		21-25 C	
55-68 D		26-30 D	
40-54 E		31-35 E	
21-39 F		36-40 F	
1-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC