



QUICK&CLARKE
The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



Sunshine Cottage 9 Back Lane, Seaton HU11 5SG
Offers in the region of £169,950

- Beautifully Appointed
- Two Reception Rooms
- Garage & Parking
- Must Be Viewed
- Deceptive Cottage
- Large Rear Garden
- South Facing Rear Garden
- Energy Rating - C

A truly delightful and particularly deceptive cottage which features a large South facing garden to the rear along with a garage and parking. This appealing cottage is well presented throughout with open beamed ceilings to the two reception rooms, a well fitted kitchen, modern bathroom/W.C. and stairs to two double bedrooms.

A beautiful cottage with large South facing garden and garage - must be viewed!

LOCATION

This property fronts onto Back Lane, a village lane which leads between Bewholme Lane and Breamar Lane. The cottage faces towards an open paddock to the front and enjoys a generous garden to the rear along with a garage.

The village of Seaton lies just 2.5 miles inland from Hornsea on the East Yorkshire coast and is served by a petrol filling station with a small shop, a public house and a bus service. More comprehensive facilities are available in the nearby seaside town of Hornsea. The population of Seaton parish, which includes the Hamlet of Catfoss, was 408 in 1991. A large village green to the west of Breamer Lane provides an attractive feature to the village and this has been enhanced in the recent past by tree planting and reclamation of the village pond. Whilst there is no school within the village, children attend the nearby Siggleshorne School for primary education and the village falls within the catchment area of Hornsea School for secondary education.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

SITTING ROOM
12' x 13' (3.66m x 3.96m)
With Grade 'A' composite front entrance door, a multi fuel stove set in a recess, open beamed ceiling, spindled staircase leading off, laminate floor covering and one central heating radiator.

DINING ROOM
11'9" x 10'5" (3.58m x 3.18m)
With an open beamed ceiling, laminate floor covering, picture window overlooking the rear garden and a column radiator.

KITCHEN
6'11" x 9'11" (2.11m x 3.02m)
Which is well fitted with a good range of base and wall units incorporating solid oak work surfaces with splashbacks, an inset ceramic Belfast style sink, built in combi oven and split level Neff induction hob with extractor hood over, integrated fridge freezer, downlighting to the ceiling, two plinth heaters and ceramic tile floor covering.

REAR LOBBY
With ceramic tile floor covering and UPVC rear entrance door.

BATHROOM
6'11" x 5'11" (2.11m x 1.80m)
With a white suite comprising of a panelled bath with mixer taps and plumbed rain shower over with screen above, pedestal wash hand basin with tiled splashback, low level W.C., part tiled walls, ceramic tile floor covering and a ladder style towel radiator.

UTILITY STORE
5'8" x 6'2" (1.73m x 1.88m)
Which is located to the rear of the bathroom with external access, incorporating fitted units, plumbing for an automatic washer, space for a tumble dryer and a wall mounted gas central heating boiler.

FIRST FLOOR

LANDING
With doorways to:
BEDROOM 1 (REAR)
11'10" x 10'5" (3.61m x 3.18m)
With fitted wardrobes along one wall and one central heating radiator.

BEDROOM 2 (FRONT)
8'7" x 13'1" (2.62m x 3.99m)
With built in cupboard and one central heating radiator. There is a pleasant open outlook from this room over open paddocks.

OUTSIDE
Whilst the cottage directly fronts onto the pavement, there is a particularly good sized attractive garden to the rear which is arranged with patio areas, with outside tap and electric socket, well stocked borders and a large lawn. The garden forms a particularly attractive feature of the property and enjoys a Southerly aspect.

A vehicular access leads from Back Lane and leads to a concrete block single garage with double opening main doors and side personal door, power and light laid on, and along with a parking space in front.

COUNCIL TAX

The property has been placed in band ' A ' for the purposes of council tax.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.

While 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. Made with Metagage 02/2025