



Back Lane Seaton, HU11 5SG

*****BEAUTIFUL PERIOD COTTAGE IN A POPULAR VILLAGE SETTING***** This delightful end terrace house has been recently renovated to a superb standard, the property boasts a fresh and inviting atmosphere, making it an ideal home for anyone seeking a quieter pace of life. Upon entering, you will find a spacious reception room that serves as a welcoming space for relaxation and entertaining. The two well-proportioned bedrooms provide ample room for rest, the bathroom is thoughtfully designed, featuring contemporary fixtures that enhance the overall appeal of the home. One of the standout features of this property is the private south-facing garden, which offers a tranquil outdoor space to enjoy the sunshine and fresh air. This garden is perfect for gardening enthusiasts or those who simply wish to unwind in a peaceful setting. Additionally, the convenience of off-street parking adds to the practicality of this lovely home, making it easier for residents and guests alike. With its prime location in Seaton, residents will benefit from a friendly community atmosphere while being within easy reach of local amenities and transport links. This property is a rare find, combining period charm with modern comforts, and is sure to attract those seeking a stylish and comfortable living space. Don't miss the opportunity to make this beautifully renovated house your new home. Call us now to book your viewing.

Current EPC Rating - D, Council Tax Band - A, Tenure - Freehold.

£153,000

Lounge 11'0" x 13'3" (3.37 x 4.04)

Front door opens into the lounge which is a good size with window to front, wooden laminate flooring and radiator.

Kitchen 11'8" x 11'1" (3.58 x 3.38)

Window and door to rear, a range of matching wall and base units with complementary beech wooden worktops and single bowl and drainer sink unit, integrated electric oven and hob with extractor over, larger cupboard space for under counter fridge and freezer and space and plumbing for a washing machine. Wooden laminate flooring.

Bathroom 6'9" x 5'7" (2.07 x 1.72)

Window to side, panelled bath with shower over and screen, part tiled walls, wooden laminate flooring and ladder radiator.

First Floor Landing

Bedroom 1 13'5" x 11'6" (4.09 x 3.53)

Large bedroom with window to the front, carpeted flooring and radiator.

Bedroom 2 8'10" x 8'3" (2.71 x 2.53)

Window to rear, carpet and radiator.

- Beautiful period cottage
- Large lounge and kitchen
- Dressing room off bed 2

Dressing Room 6'9" x 2'10" (2.07 x 0.87)

Window to side, carpet and radiator.

Outside

At the rear of the property is a good sized garden with south facing aspect, fenced boundaries, patio area and parking space. There is a footpath to the side for rear access to the three cottages in the row.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

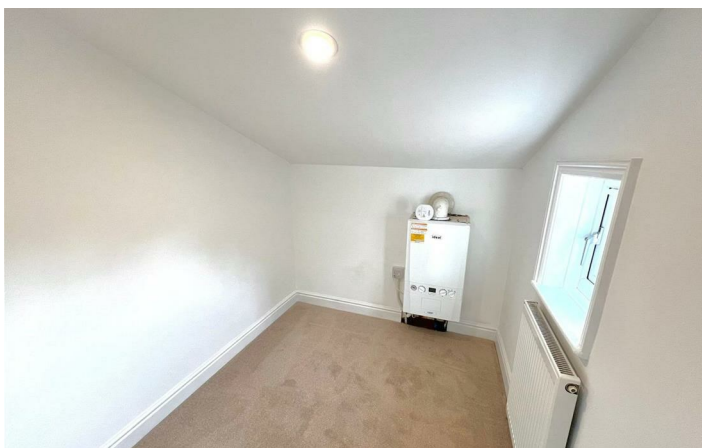
- Recently renovated
- Downstairs bathroom
- South facing garden and parking

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

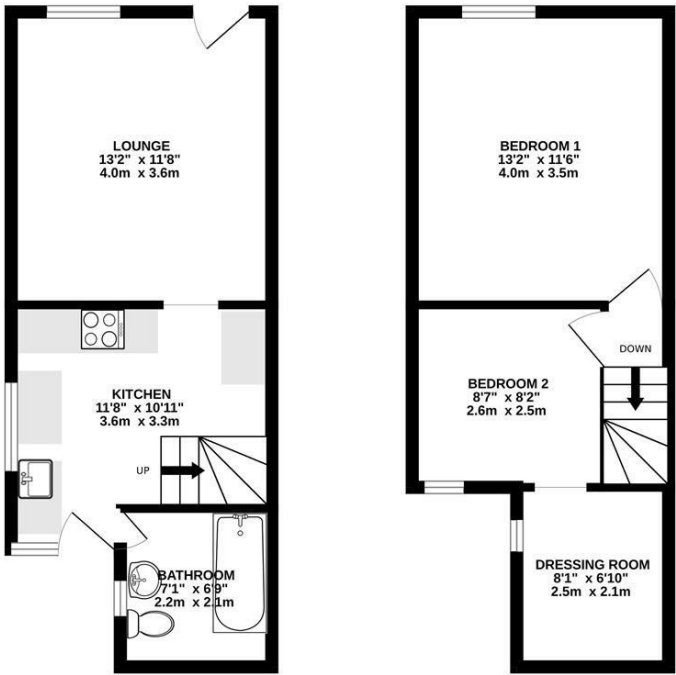
- Superb standard
- Two good sized bedrooms
- Must be seen





Floor Plan

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.
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 misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC