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ESTATE AGENTS



Leas Lane Seaton Hull, HU11 5RE

A well-presented three-bedroom detached home situated in a desirable village location, offering spacious and versatile living accommodation. The property features a living room/diner, additional reception room, a convenient utility room, and a downstairs WC. Upstairs comprises three good-sized bedrooms served by a modern family bathroom. Externally, the home benefits from a detached garage and a private driveway, providing ample off-road parking. Ideal for families, this property combines comfort and practicality in a sought-after setting.

Located in the charming village of Seaton, this property enjoys a prime position just a short drive from the coastal town of Hornsea and the historic market town of Beverley. Offering the perfect balance of lifestyle options, residents can enjoy scenic coastal walks, peaceful countryside strolls, and a variety of shopping and leisure amenities all within easy reach.

Council Tax: D - EPC: TBC - Tenure: Freehold

£340,000

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Entrance Porch

3'2" x 2'7" (0.98 x 0.80)

Double glazed entrance door from the front of the property and double glazed window facing to the front of the property.

Entrance Hall

17'5" x 3'0" (5.31 x 0.93)

Carpeted flooring, doors leading to living room/diner, craft room and stairs to the first floor.

Living Room/Diner

24'8" x 14'3" (7.54 x 4.36)

A bright and inviting room featuring a bay window to the front and an additional side-facing window allowing an abundance of natural light to fill the space. A gas fire with hearth and surround creates a cosy focal point, complemented by a panelled ceiling and decorative picture rail. The room is fully carpeted and benefits from a radiator for added comfort. Double glazed patio doors open out onto a paved area, seamlessly connecting indoor and outdoor living.

Reception Room

An additional versatile reception room, recently used as a craft room, featuring a bay window to the front that provides plenty of natural light. The room is enhanced by a decorative picture rail, includes a radiator for comfort and is finished with practical laminate flooring.

Kitchen

15'10" x 7'4" (4.84 x 2.25)

The kitchen is fitted with a range of wall and base units, complemented by a sink and drainer with mixer tap. It features an electric double oven and hob, with space provided for a dishwasher. Partly tiled walls add a stylish finish, while laminate flooring offers practicality. Windows to the rear of the property allow for plenty of natural light.

Study

7'9" x 6'3" (2.38 x 1.93)

Window facing to the side of the property, radiator and laminate flooring.

Conservatory

10'1" x 6'10" (3.08 x 2.10)

A light and airy conservatory, ideal for relaxing or entertaining, featuring carpeted flooring and providing a versatile additional living space.

Cloakroom WC

8'10" x 3'2" (2.70 x 0.97)

Window facing to the side of the property, low level WC, wash hand basin partly tiled walls and tiled flooring.

Utility

7'9" x 6'3" (2.37 x 1.92)

A practical utility area fitted with base units, a sink and drainer with mixer tap, and space for a washing machine, along with a vent for a dryer. Doors lead through to the study, providing a seamless and convenient connection between the spaces.

First Floor Landing

2'11" x 9'6" (0.89 x 2.91)

Carpeted flooring, cupboard and loft access.

Bedroom 1

10'7" x 11'11" (3.25 x 3.64)

Window facing to the front of the property with undisturbed country views, decorative picture rail and carpeted flooring.

Bedroom 2

12'5" x 5'6" (3.81 x 1.70)

Window facing to the rear of the property, fitted wardrobes, radiator and carpeted flooring.

Bedroom 3

11'10" x 9'10" (3.62 x 3.00)

Window facing to the front of the property, fitted wardrobe and cupboard providing plenty of storage. Decorative picture rail, radiator and laminate flooring.

Bathroom

12'7" x 5'3" (3.85 x 1.61)

A well-appointed family bathroom comprising a panelled bath with an over-bath electric shower, a vanity unit, and a low-level WC. The space is finished with fully tiled walls and flooring, a radiator for comfort, and benefits from ample built-in cupboards providing excellent storage.

Garage

A detached garage featuring an up-and-over door, with light and power points installed. It also benefits from a side window and pedestrian door, offering added convenience and easy access from the rear garden.

Rear Garden

The rear garden is predominantly laid to lawn, with a paved seating area positioned near the patio doors—ideal for outdoor dining. A variety of trees and shrub borders add interest, while hedged and fenced boundaries provide privacy. A pathway leads down the garden past a gravelled seating area, creating additional space to relax and enjoy the outdoors.

Front Garden

Fully gravelled, providing ample off-road parking along with convenient access to the garage and rear garden.

About Us

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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.

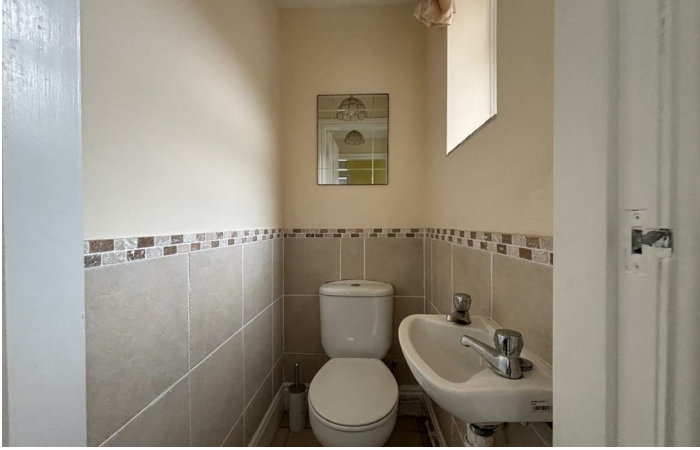
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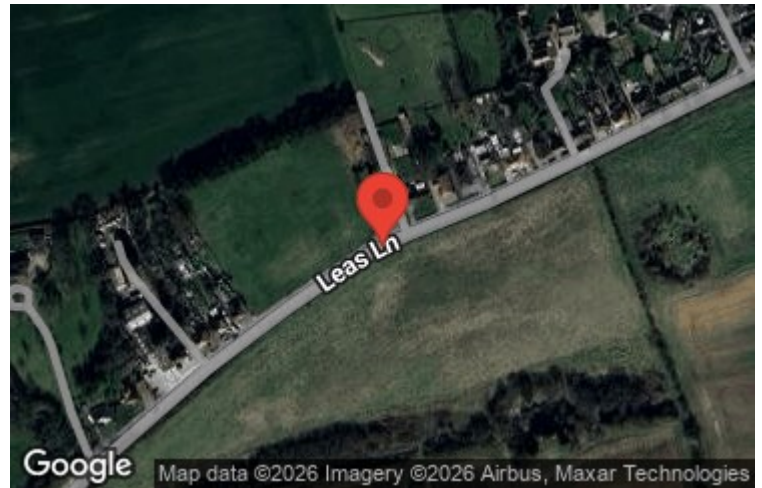
Valuations

If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

Call to book your FREE Valuation on 01964 533343.

- Well-presented three-bedroom detached family home
- Bright and airy living room/diner ideal for entertaining
- Convenient downstairs WC
- Must be viewed
- Situated in the sought-after village of Seaton
- Additional reception room offering flexible use (e.g. home office or playroom)
- Detached garage and private driveway providing ample off-road parking
- Spacious and versatile living accommodation throughout
- Fitted kitchen with adjoining utility room
- Ideally located within easy reach of Hornsea and Beverley



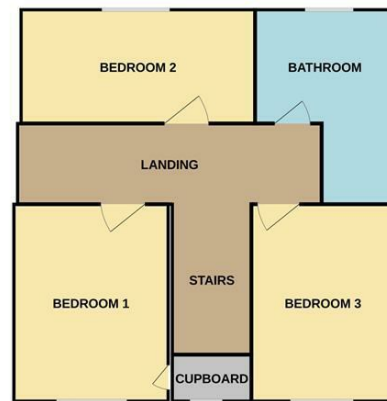


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		