



Copperfields 10 Back Lane, Hull, HU11 5SG

£199.950



Nestled in the heart of the pretty village of Seaton, this charming two-bedroom end-terrace cottage offers a wonderful opportunity to create a truly special home.

This exciting cottage has so much potential, allowing the next owner to put their own stamp on it and bring out its full character.

Inside, there are two inviting reception rooms, offering flexible living and dining spaces, along with the convenience of a ground floor shower room. Upstairs, you'll find two comfortable bedrooms, a family bathroom, and a generous landing area, previously used as a home office, perfect for modern living.

Outside is where this home really shines. The beautiful, good-sized south-facing cottage garden provides a peaceful and sunny retreat, ideal for relaxing or entertaining. There is also a gated side driveway leading to a detached garage, offering valuable off-road parking and storage.

With its appealing setting, lovely garden, and exciting potential, this cottage is a fantastic opportunity for buyers looking to create a home with personality in a desirable village location.

Tenure: Freehold  
EPC: Awaiting  
Council Tax: B

#### Entrance Hall

Wooden entrance door, staircase to first floor with understairs cupboard, tiled floor and radiator.

#### GF Wetroom

4'7" x 3'8" (1.41 x 1.13)

Hand wash basin, W.C, shower with shower boarding to walls, heated towel rails.

#### Front Lounge

14'5" x 11'10" (4.4 x 3.63)

Window to front, fireplace housing multi-fuel burner with tiled hearth and brick inset. Built in storage to sides. Vinyl flooring and radiator.

#### Dining Room

14'1" x 10'0" (4.31 x 3.06)

Window to rear, doors to garden. Open plan to living room, vinyl flooring.





### Kitchen

12'2" x 6'9" (3.71 x 2.08)

Windows to side and rear, a range of fitted wall and base units with work surfaces, composite single drainer and bowl sink. Space and plumbing for washing machine. Space for freestanding oven, fridge and tumble drier.

### First Floor Landing

Two windows to the side and wooden floor. Cupboard housing hot water tank. Radiator and spindle banister. Useful area, used by the previous owner as an office space.

### Master Bedroom

14'6" x 11'11" (4.44 x 3.64)

Window to the front with views over open paddocks. Built in wardrobes, wooden floor, radiator and loft access.

### Bedroom 2

14'0" x 10'2" (4.29 x 3.12)

Window to the rear. Wooden floor and radiator.

### Bathroom

6'9" x 6'5" (2.06 x 1.96)

Window to the rear. W.C., hand wash basin and panelled bath. Heated towel rail, part tiled walls, tiled floor, heated towel rail and radiator,



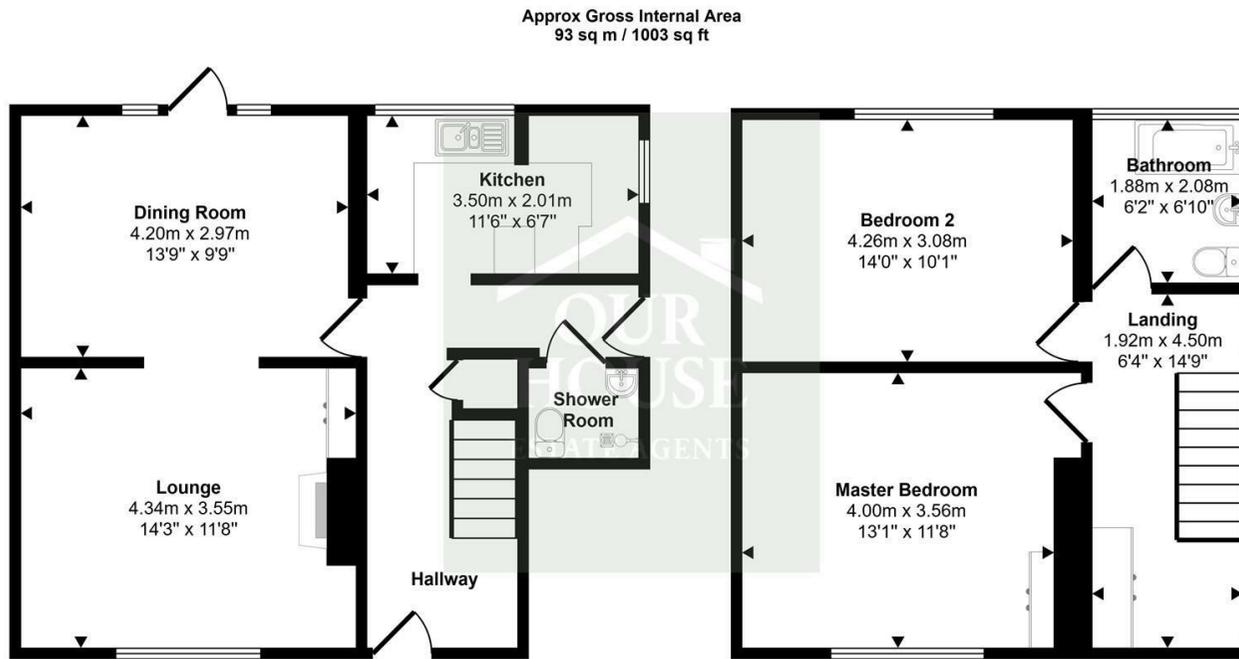
### Garden

Laid partly to lawn with paved areas, this is a pretty cottage garden that benefits from being south facing. There are planted borders and rockeries, along with an outside tap.

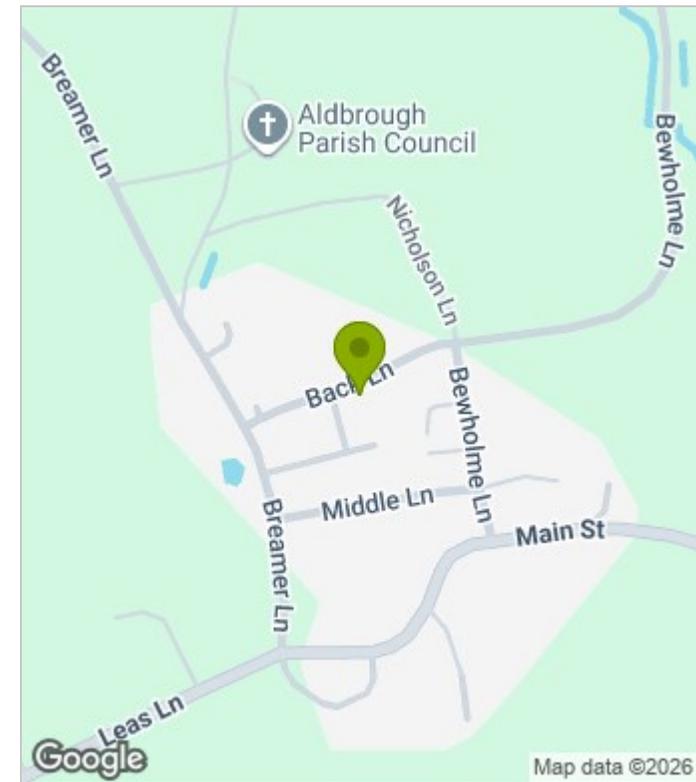
### Garage

Detached garage accessed via long gated side drive.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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