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ESTATE AGENTS



## Butcher Row Seaton Hull, HU11 5RB

Hidden in the tranquil village of Seaton, Hull, this charming semi-detached cottage offers a delightful retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for first-time buyers or investors looking to expand their portfolio.

The cottage boasts a larger-than-average layout, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering spot, while the two bedrooms offer a serene space for rest and relaxation. The property also features a well-appointed shower room, ensuring convenience for everyday living.

One of the standout features of this home is the garage and driveway, which add to its desirability and practicality. Whether you are looking to park your vehicle securely or require additional storage space, this property meets your needs with ease.

Situated close to the coast, residents can enjoy the beauty of seaside walks and the refreshing sea breeze, making it an ideal location for those who appreciate nature and outdoor activities. The peaceful village setting enhances the charm of this hidden gem, providing a perfect balance of tranquility and community spirit.

In summary, this semi-detached cottage is a wonderful opportunity for anyone looking to invest in a property that combines comfort, space, and a prime location.

Do not miss the chance to make this delightful home your own.

EPC-E, Council Tax-A, Tenure-Freehold

**Offers Around £150,000**

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### Entrance Porch

5'10" x 4'0" (1.80 x 1.22)

Double glazed door leading to carpeted entrance porch complimented with ornamental shelving. Three york paving steps leading to the living room through original wooden gate style door.

### Living/Dining Room

19'5" x 12'4" (5.92 x 3.78)

Light airy room boasting original beamed ceiling complimented with carriage wheel style ligths. A feature of the room is the brick inset fireplace and earth with wooden mantle. Currently housing an electric fire. Dining area has a secret compartment hidden behind a picture. Open plan stairs lead to the bedrooms.

### Kitchen

8'3" x 8'2" (2.52 x 2.51)

Base units with work surfaces housing stainless steel sink and drainer plus mixer tap. Part tiled walls plus vinyl flooring. Space for a washing machine as well as a dishwasher. Double glazed door leading to side drive.

### Shower Room

9'7" x 5'3" > 2'2" (2.93 x 1.61 > 0.67)

L shaped shower room boasting a step in shower cubicle with Pedestal hand washbasin plus low level W.C Tiled flooring plus shower boarded walls compliment this room.

### First floor landing

6'5" x 2'3" (1.98 x 0.71)

Open plan staircase accessed from dining area leading to the bedrooms.

### Bedroom 1

11'2" x 10'11" (3.41 x 3.35)

Fitted wardrobes create ample storage in this room with a window overlooking the front of

the house. Wooden pelmets dress the window plus carpeted flooring.

### Bedroom 2

9'10" x 8'9" (3.02 x 2.67)

Beamed ceiling adds charm to this room boasting windows to the side and rear. Carpeted flooring plus a radiator. Alcove of stairs creates storage.

### Side Drive

Five bar gate to the side drive with parking for two cars accessed down the private road.

### Garage

Concrete panel garage with two wooden doors accessed through the side drive.

### Rear Garden

Secluded rear garden with many rockeries and mature shrubs. Boasts a paved area as well as gravel paths around the rockeries. Stone built shed houses the boiler located at the rear of house.

### 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

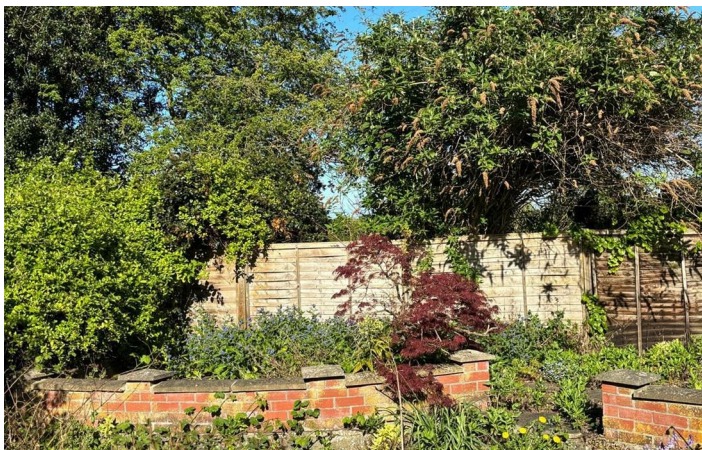
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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### Valuations

If you are 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.

- Quaint. traditional cottage located down a quiet lane
- Ground floor shower room
- Waiting to be restored to its former glory
- Boasts many original features.
- Detached garage plus parking for two cars
- Viewing highly recommended
- Secluded garden with rockeries and shrubs
- Good sized Living room/ diner

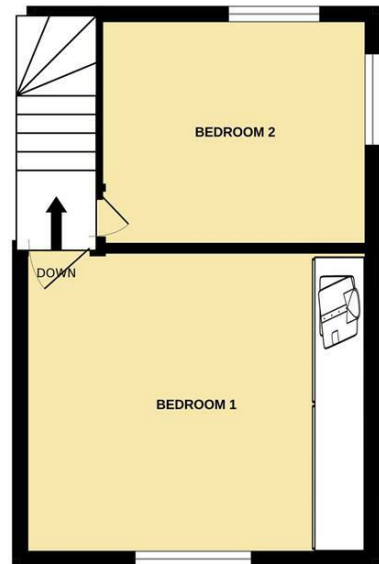
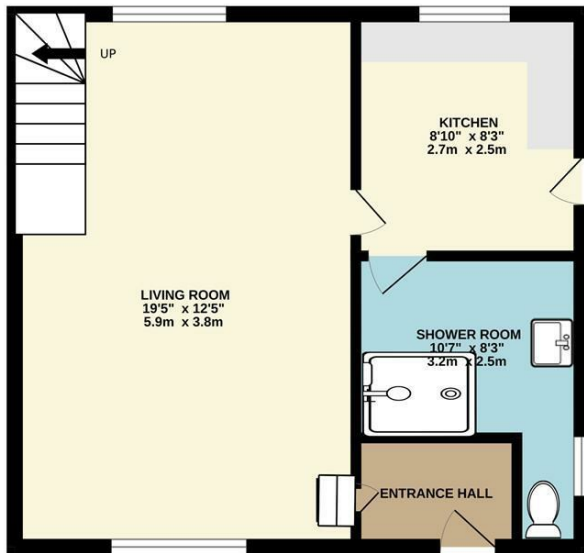




## Floor Plan

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) <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>		51	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		