

Breamer Lane Seaton Hull, HU11 5SQ

*** VILLAGE LIFE WITH COASTAL CONVENIENCE ***

Located in a peaceful village just outside the popular seaside town of Hornsea, this well-presented three-bedroom mid-terrace property offers the perfect blend of countryside charm and coastal living. Ideally suited for first-time buyers or growing families, the home provides spacious and comfortable accommodation throughout.

The ground floor features a welcoming lounge, a bright dining area with French doors leading to the garden, and a stylish, modern kitchen.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard.

To the rear, a good-sized private garden offers a fantastic outdoor space for relaxing, playing, or entertaining. Fully enclosed and low-maintenance, it's ideal for children, pets, or summer get-togethers.

Set within a friendly community with access to local amenities, schools, and scenic walking routes, and just a short drive from Hornsea's beach and town centre, this property presents an excellent opportunity to enjoy village life with coastal convenience.

Energy Rating - C, Council Tax Band - B, Tenure - Freehold.

£198,000

Entrance Hall

8'9" x 6'0" (2.67 x 1.85)

Double glazed entrance door flooding the hall with natural light. Tiled floor for easy maintenance leading through to the kitchen.

Lounge

14'3" x 12'0" (4.36 x 3.67)

This beautifully presented lounge offers a warm and contemporary living space, featuring a soft neutral palette, the room is filled with natural light from a large front-facing window, complemented by sleek wooden effect flooring throughout. The focal point of the room is a striking quartz fireplace with a traditional arched insert and elegant surround.

Dining Room

10'0" x 9'5" (3.05 x 2.89)

Leading through from the lounge with the continued wooden effect flooring, offering the perfect space for family meals or entertaining guests. The room features wall panelling adding character and depth, a set of French doors opens directly onto the rear garden, allowing for an abundance of natural light and a seamless indoor-outdoor flow.

Kitchen

18'8" x 9'4" (5.69 x 2.87)

This stylish and functional kitchen offers a modern culinary space with a smart layout and quality finishes throughout. Featuring sleek navy shaker-style cabinets with brushed metal handles, electric oven & hob, space for washing machine and dishwasher. A large window above the sink brings in plenty of natural light and offers views of the garden. Door giving access to rear garden.

Landing

8'8" x 7'7" (2.65 x 2.33)

The generously sized landing offers a light and airy feel, creating a welcoming transition between the upstairs rooms.

Master Bedroom

13'10" x 9'6" (4.23 x 2.91)

This beautifully presented master bedroom offers a generous and serene space, the space comfortably accommodates a double bed along with additional furniture. Featured wall with a striking half-height striped panelling adds a touch of timeless charm and character. Front facing window allowing plenty of natural light in.

Bedroom 2

9'0" x 9'7" (2.75 x 2.93)

This comfortable second bedroom is tastefully finished, featuring a rear-facing window that fills the space with light. A modern fitted wardrobe with sleek sliding doors offers ample storage while maintaining a clean and uncluttered feel. The room is fully carpeted for added warmth and comfort, and the panelled-effect wallpaper adds subtle texture and visual interest to the décor.

Bedroom 3

9'10" x 8'8" (3.00 x 2.65)

This well-proportioned third bedroom benefits from a front-facing window that allows natural light to flood the space. Fully carpeted throughout, it offers a cosy and comfortable feel. Ideal for use as a child's bedroom, guest room, or a stylish home office.

Bathroom

8'6" x 6'9" (2.61 x 2.07)

This stylish and well-appointed family bathroom features a contemporary design with full-height marble-effect tiling that adds a touch of elegance throughout. The suite includes a sleek L-shaped bath with overhead shower and glass screen. A modern pedestal sink and toilet complete the layout, complemented by chrome fixtures and fittings. A large frosted window allows for plenty of natural light while maintaining privacy.

Rear Garden

The enclosed rear garden offers a low-maintenance and secure outdoor space, perfect for family life, entertaining, or simply relaxing. A paved patio area directly outside the French doors provides the ideal spot for outdoor dining or summer barbecues, while the lawn offers room for children to play or space for garden furniture.

Garage

Garage is accessed through a snicket from the rear garden. On street parking is available outside the front of the property.

About Us

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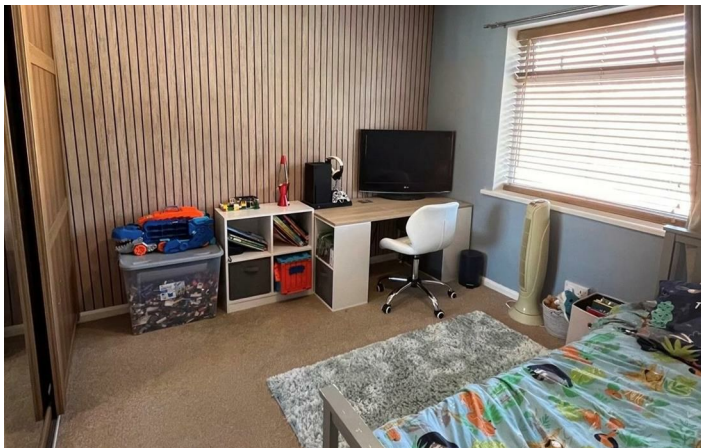
Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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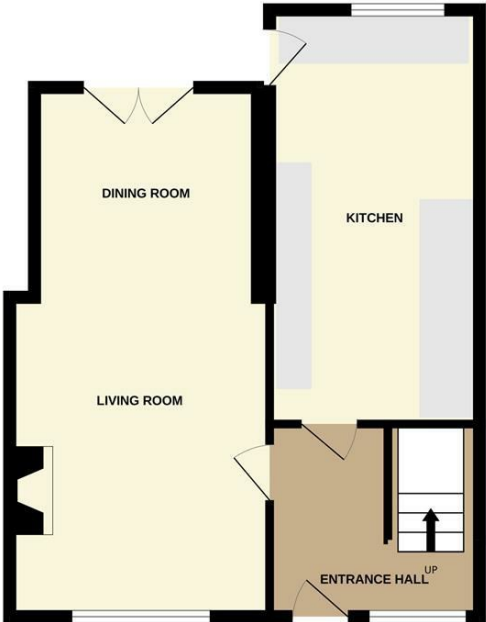
- Amazing views of the village pond
- Fantastic kitchen with ample work surfaces and storage
- Lovely village in East Yorkshire
- Spacious through lounge diner with open fire
- Enclosed rear garden with fenced boundaries
- Viewing is a must to appreciate this wonderful home
- good sized bedrooms
- Close to Hornsea coastal town



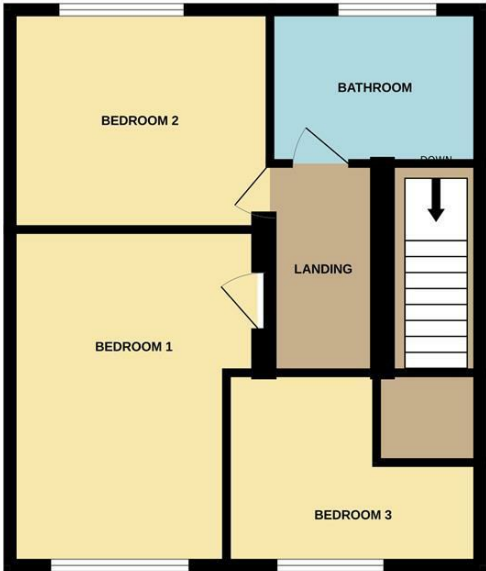


Floor Plan

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		87
(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	