



The Octagon, Willerby HU10 6BL

Welcome to

The Octagon, Willerby

Lovely Home In Willerby With - Entrance Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Family Bathroom & Ground Floor Cloakroom, 4 Bedrooms (Master With En Suite Wet Room), Gardens, Off Street Parking & Garage! Call and book your viewing today!



Entrance Porch

With double glazed french style doors to the front and double glazed windows to the front and side..

Entrance Hall

With door to the front, storage cupboard and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin and coving to the ceiling.

Lounge

11' 7" max x 14' 6" into bay (3.53m max x 4.42m into bay)
With double glazed bay window to the front, gas fire with tiled surround and radiator.

Dining Room

12' 4" max x 23' 8" max (3.76m max x 7.21m max)
With double glazed window to the rear, gas fire with wooden surround, wall light points, television point, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

Kitchen

15' 9" x 10' 3" (4.80m x 3.12m)
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, radiator, plumbing for an automatic washing machine, spot light points, coving to the ceiling, double glazed window to the rear and double glazed door to the rear.

First Floor

Landing

With loft access.

Bedroom 1

14' 3" plus access x 10' 3" to rear of wardrobes (4.34m plus access x 3.12m to rear of wardrobes)
With double glazed window to the front.

En Suite Wet Room

With mains shower, low level wc, wash hand basin, radiator and double glazed window to the front.

Bedroom 2

12' x 12' 4" (3.66m x 3.76m)
With double glazed window to the rear, radiator and built in wardrobe.

Bedroom 3

14' 1" into bay x 10' 5" (4.29m into bay x 3.17m)
With double glazed bay window to the front, radiator and built in wardrobe.

Bedroom 4

9' 9" x 7' 9" (2.97m x 2.36m)
With double glazed window to the rear, radiator and central heating boiler housed in cupboard.

Bathroom

Bathroom with bath with mains shower over, vanity wash hand basin, low level wc, towel style radiator and double glazed window to the front.

Outside

Front Garden

With hedging and shared driveway providing off street parking.

Rear Garden

With lawned area, patio area, borders housing plants and shrubs, hedging and summerhouse.

Garage

15' 9" x 10' 6" (4.80m x 3.20m)
With up and over door.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Welcome to

The Octagon, Willerby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautiful Semi-Detached Home In Willerby
- 4 Bedrooms (Master With En Suite Wet Room)

Tenure: Freehold EPC Rating: Awaited

guide price

£290,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110832 - 0002

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