



**Main Street, Watton, Driffield, YO25 9AL**

***Welcome to***

**Main Street, Watton, Drifffield**

Appealing double fronted cottage in a non-estate village location with generous gardens, outbuildings, garage and scope for further enlargement. Offering two bedrooms, through lounge, kitchen and bathroom, the property requires some updating but holds huge potential.





**Ground Floor**



**First Floor**

## 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.

## Front Lobby

## Through Lounge

15' 8" x 12' narrowing to 10' 4" ( 4.78m x 3.66m narrowing to 3.15m )

## Rear Entrance Hall

## Kitchen

8' 7" x 7' ( 2.62m x 2.13m )

## Ground Floor Bathroom

## Landing

## Bedroom One

15' 7" x 12' 1" into recess ( 4.75m x 3.68m into recess )

## Bedroom Two

15' 7" x 7' 1" ( 4.75m x 2.16m )

## Outside

The cottage stands on generous gardens suitable for vegetable garden, lawned areas and established borders with hedge surround. A side driveway gives access to the garage.

## Outbuildings

Within the rear garden is a summerhouse access via glazed double doors double glazed windows and electric heater. There is also a further range of useful brick outbuildings.

## Garage

16' 1" x 9' 1" ( 4.90m x 2.77m )

Detached garage with up and over door and window to the side aspect.

## Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Welcome to

### Main Street, Watton Driffield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Appealing double fronted cottage property
- Non-estate village location with excellent connections to Driffield and Beverley

Tenure: Freehold EPC Rating: E

Council Tax Band: A

Guide price

**£115,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BEV107127](http://williamhbrown.co.uk/Property/BEV107127)



Property Ref:  
BEV107127 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01482 880488**



[Beverley@williamhbrown.co.uk](mailto:Beverley@williamhbrown.co.uk)



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**