

Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982

info@limbestateagents.co.uk

limbestateagents.co.uk

**Limb**  
MOVING HOME



*13 The Octagon, Willerby, East Yorkshire, HU10 6BL*

Semi-Detached

Cul-de-Sac

3 Beds

Council Tax Band = D

Two Reception Rooms

Garden

Garage

Freehold/EPC = D

£385,000

## INTRODUCTION

Standing in The Octagon, a much-desired private cul-de-sac, is this lovely, beautifully appointed semi-detached home. It features a good-sized westerly facing rear garden and a substantial garage.

The delightful accommodation includes an entrance porch, hallway, and two reception rooms both with log-burning stoves. There's also an extended breakfast kitchen, utility, and downstairs cloaks/WC. Upstairs, three comfortable bedrooms are served by a modern bathroom. In all, this is a fine property offering exceptional appeal in a truly desirable location – viewing is highly recommended!

## LOCATION

The Octagon is a much-desired private cul-de-sac setting situated off Kingston Road close to Willerby Square. Willerby is one of the areas most popular residential locations situated to the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby, offer an excellent range of shops, recreational facilities and amenities in addition to well-reputed schooling for all ages. Willerby Shopping Park is within walking distance where a number of supermarkets are to be found. The Haltemprice Sports and Community Centre is easily accessible and the property is conveniently placed for access to Hull city centre, the Humber bridge and the nearby towns of Cottingham and Beverley. The area affords an excellent range of bars and restaurants. The property is also located upon a bus route.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

With tiled floor and internal door through to:

### ENTRANCE HALLWAY

Particularly spacious hallway with turning staircase leading up to the first floor and a further corridor providing access to the under stairs cupboard and a very useful separate storage cupboard.



## LOUNGE

12'0" x 14'7" approx (3.66m x 4.45m approx)

Measurements into bay window to the front elevation. Features include a fireplace with slate hearth and timber lintel housing a log burning stove, picture rail, coving to ceiling and designer radiator.



## SITTING ROOM

13'0" x 12'2" approx (3.96m x 3.71m approx)

With feature fireplace housing a log burning stove upon a stone hearth with oak lintel. Picture rail, coving to ceiling and French doors lead out to the rear patio.



## BREAKFAST KITCHEN

16'0" x 10'6" approx (4.88m x 3.20m approx)

Having an extensive range of base and wall units with granite worktops incorporating a ceramic sink and drainer with tiled surround. There is a range cooker with extractor above, integrated dishwasher, combination microwave oven and fridge/freezer. Inset spot lights, tiled floor and windows overlooking the rear garden.



## UTILITY

8'4" x 6'3" approx (2.54m x 1.91m approx)

With fitted units, sink and drainer, plumbing for a washing machine and external access door to rear.

## CLOAKS/W.C.

With low flush W.C and wash hand basin.

## FIRST FLOOR

### LANDING

Window to side elevation.

## BEDROOM 1

12'0" x 14'5" approx (3.66m x 4.39m approx)

Measurements into bay window to the front elevation. Designer radiator.



## BEDROOM 2

12'1" x 12'0" approx (3.68m x 3.66m approx)

With feature radiator and window to rear.



### BEDROOM 3

10'8" x 8'7" approx (3.25m x 2.62m approx)

With feature radiator and window to rear.



## BATHROOM

With suite comprising a bath with shower over and retractable screen, wash hand basin and concealed flush W.C. Tiling to walls and floor, window to front.



## OUTSIDE

A block set forecourt interspersed with shrubbery extends to the front and this provides vehicle parking. As the property occupies a corner style plot there is a shared driveway which leads onwards to the garaging. The substantial garage measures approximately 21'6" x 11'2" (internal), is insulated and has a power and light supply installed. There is a shed located behind the garage. The attractive rear garden enjoys a westerly facing aspect with lawn, paved and corner decked patio areas complemented by planted borders.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

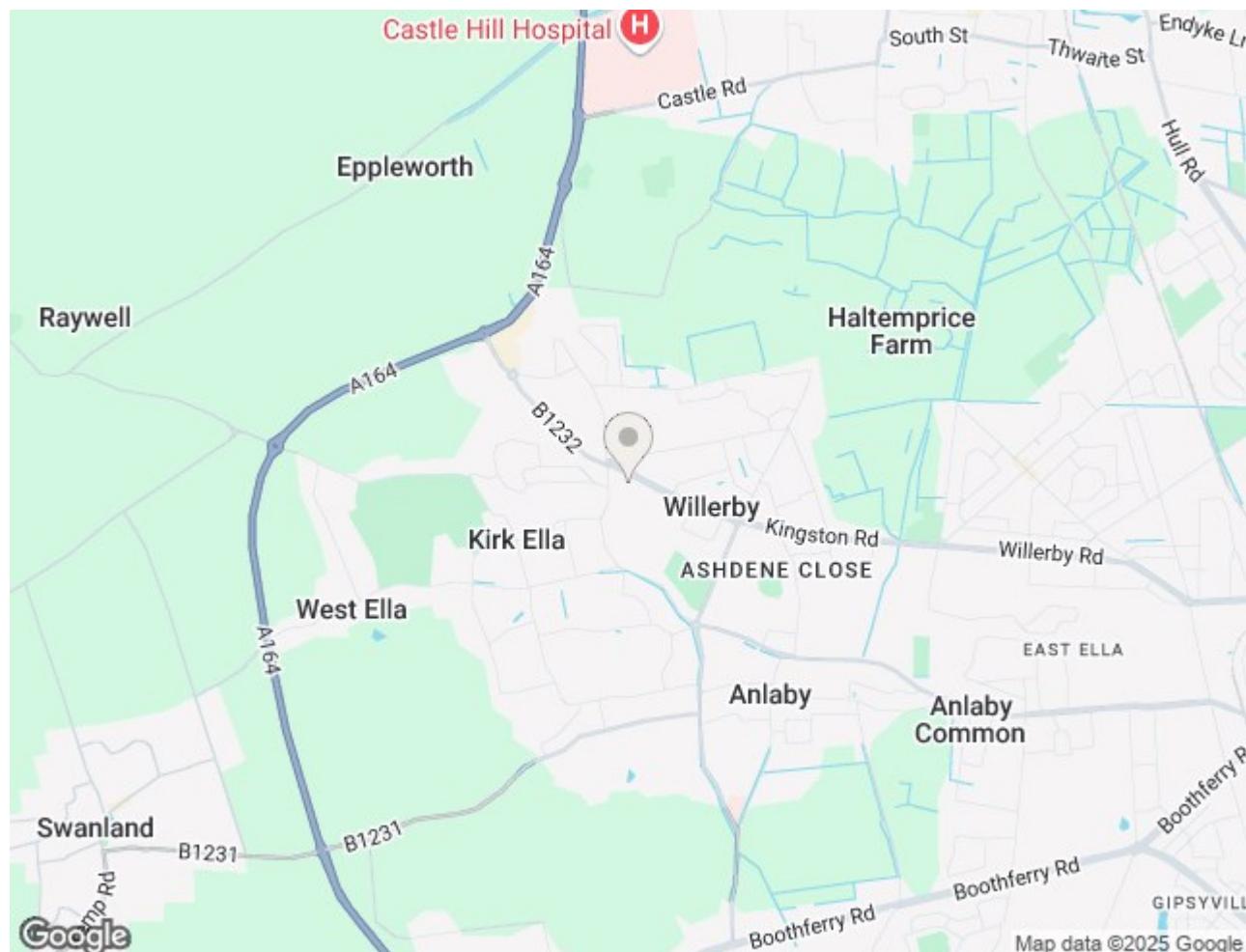
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

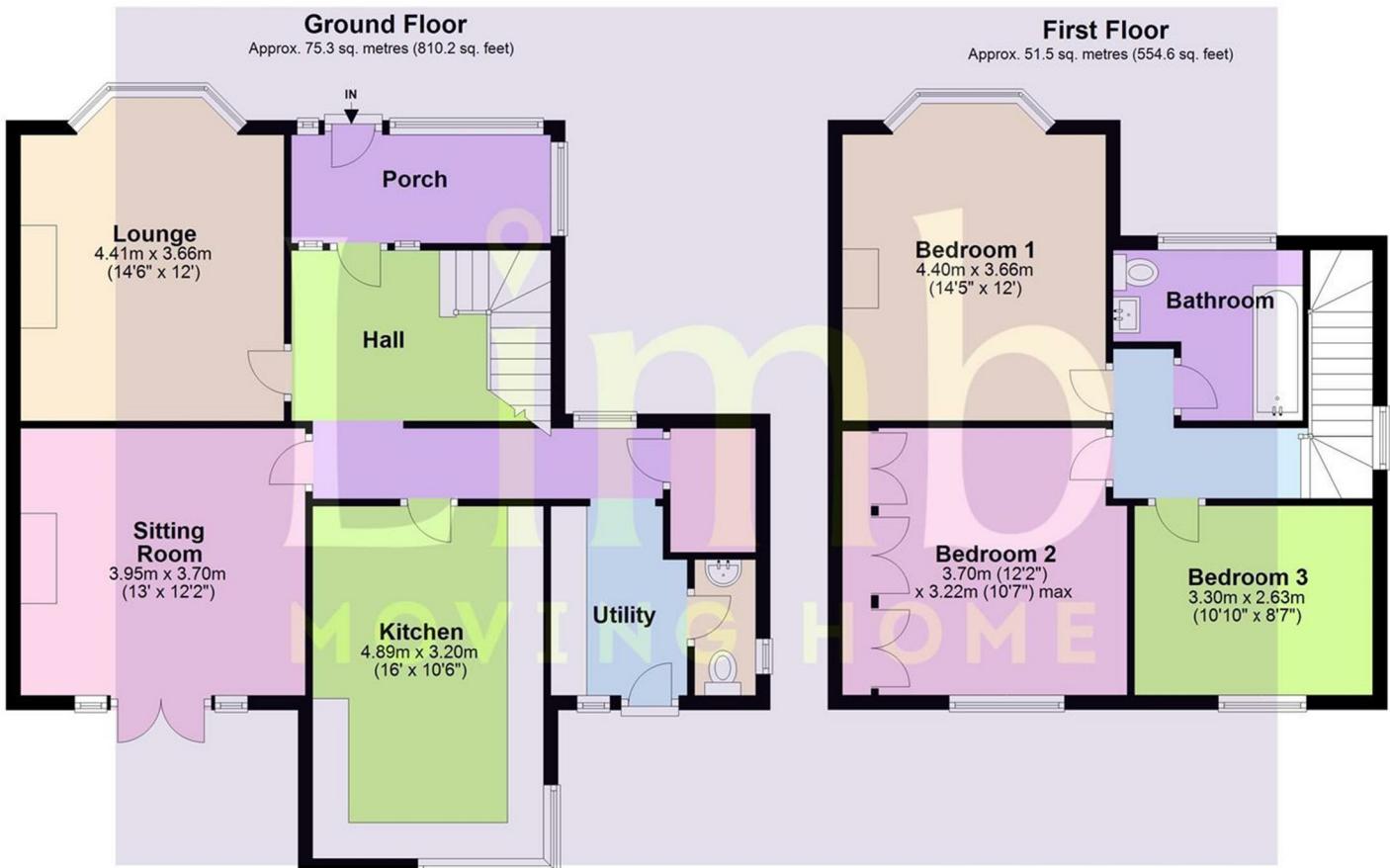
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 126.8 sq. metres (1364.8 sq. feet)

13 The Octagon

