



Asking Price
£79,000

3 The Old Maltings,
Driffield, YO25 6SP



TENURE
The property is leasehold and the lease is 999 years starting for 2004. All leasehold information should be confirmed with a legal advisor.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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THE ACCOMMODATION COMPRISES:

COMMUNAL AREA

Intercom entry system to the apartments, internal post boxes, lift and stairs leading to all floors.

ENTRANCE HALL- 16'4 (5.00m) x 3'2 (0.97m)

Door to the front aspect, intercom system, plenty of space for storage, wood effect flooring and power points.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA- 11'0 (3.36m) x 21'2 (6.46m)

The current vendors use the lounge space as a bedroom which shows versatility within the space provided. Window to the front aspect, tiled splash back, a range of wall and base units, cupboard housing the water tank, one and a half sink with drainer unit, space for fridge, plumbing for washing machine, electric hob, electric oven, extractor hood, wood effect flooring, wall mounted electric heater, TV point and power points.

BEDROOM ONE- 9'8 (2.96m) x 10'2 (3.12m)

Currently used as a sitting room, there is a window to the front aspect, wood effect flooring, wall mounted electric heater and power points.

SHOWER ROOM- 5'5 (1.67m) x 7'1 (2.16m)

Modern and recently fitted shower room with wet walling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, walk in shower with drencher shower head and separate shower attachment, wall mounted electric towel rail, heated LED mirror with touch pad controls, tiled effect vinyl flooring and extractor fan.

PARKING

There is an allocated parking space for the apartment.

SERVICE CHARGE

The service charge is around £1,026 per annum.

GROUND RENT

Ground rent is charged at £309 per annum.

SERVICES

The heating is electric wall mounted heaters and the property is understood to all be connected to mains water, electric and sewerage.

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DESCRIPTION

3 The Old Maltings is a pristine and modern one bedroom ground floor flat. Located just a stones throw away from the local town centre, this property is spacious and makes a superb home throughout. This would be ideal for those looking to get on the property ladder, invest or downsize without compromising on anything. Naturally light and brought to the market in turn key condition, this is not one to miss out on.

The property briefly comprises:- communal entrance hall leading to each individual flat. Once in the flat there is an entrance hall, open plan lounge/dining/kitchen area, double bedroom and shower room. There is also an allocated parking space.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

