



SERVICES
Mains gas is connected to the property, mains sewage, water and electric.

TENURE
This property is leasehold and it started on 1st January 2005 with 999 years. From 2025 there is 979 years left on the lease.

COUNCIL TAX BAND
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation 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.



Guide Price
£92,000

Flat 5, Brunswick Court,
Driffield, YO25 5DG





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DESCRIPTION

Offered to the market with the benefit of no onward chain, Flat 5 Brunswick Court is a excellent two bedroom second floor flat. With views over Driffield and just a stones throw from the local town centre, the property has benefitted from a recent re-refresh which allows a blank canvas for any potential buyer to make it their own.

The property briefly comprises:- entrance hall, lounge/ kitchen, two bedrooms, bathroom and allocated parking space.

LOCATION

Driffield is a traditional market town that hosts a weekly market every Thursday. The town offers an outstanding array of amenities including Post Office, doctors, a thriving high street with independent and national shops, quality sports facilities dedicated to bowls, golf and tennis to name a few are also available. The larger towns of Beverley and Bridlington through to Hull and Scarborough are all accessible by regular bus a train service.



THE ACCOMMODATION COMPRISES:

points.

ENTRANCE INTO:

ENTRANCE HALL- 12'0 (3.68m) x 3'3 (1.01m)

Door to the side aspect, intercom telephone system, fitted carpets, radiator and power points.

LOUNGE/KITCHEN- 15'6 (4.73m) x 13'8 (4.18m)

Double aspect windows to the front aspect, wall mounted gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor hood, vinyl flooring and fitted carpet, radiator, TV point, telephone point and power points.

BEDROOM ONE- 8'8 (2.66m) x 13'7 (4.15m)

Double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 6'6 (1.99m) x 9'10 (3.00m)

Another good size bedroom with window to the front aspect, fitted carpets, radiator, TV point and power

BATHROOM- 7'5 (2.28m) x 6'11 (2.13m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, panelled bath with over head shower and glass shower screen, vinyl flooring, radiator and extractor fan.

PARKING

Allocated parking space.

COMMUNAL ENTRANCE

Communal entrance is via a door to the rear aspect with intercom system.

SERVICE CHARGE & GROUND RENT

There is an annual service charge of around £900 per annum which includes the ground rent. This can be split up into monthly payment or quarterly payments.