



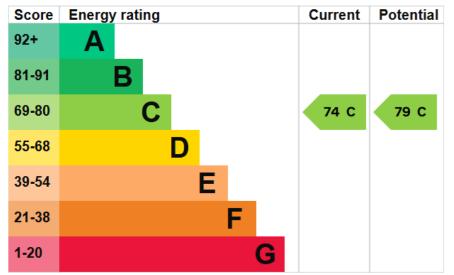




**Guide Price** Mains gas is connected to the property, mains sewage, water and electric.

# £92,000

Flat 5, Brunswick Court, Driffield, YO25 5DG



# 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'.

Strictly by appointment with the sole agents on 01377 241919.

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.





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Dee Atkinson & Harrison



# Flat 5, Brunswick Court, Driffield, YO25 5DG

#### **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-fresh which allows a blank canvas for any potential buyer to make it their

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:

#### **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** flooring, radiator and extractor fan. 13'8 (4.18m)

Double aspect windows to the front aspect, wall mounted gas boiler, tiled Allocated parking space. splash back, a range of wall and base units, sink with drainer unit, space for **COMMUNAL ENTRANCE** 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 There is an annual service charge of (4.15m)

Double bedroom with window to the into monthly payment or quarterly front aspect, fitted carpets, radiator, payments. 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

#### **PARKING**

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

#### SERVICE CHARGE & GROUND RENT

around £900 per annum which includes the ground rent. This can be split up

