

Approximate total area(1)

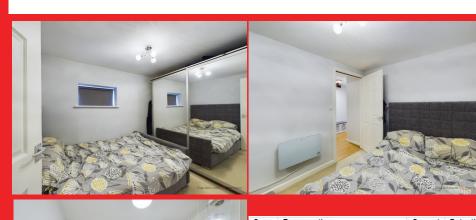
457.48 ft²

approximate, not to scale. The solan is for illustrative purpos GIRAFFE 360



Asking Price £80,000

2 The Old Maltings, Driffield, YO25 6SP



ENURE

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

Current Potential 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.





56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



2 The Old Maltings, Driffield, YO25 6SP

DESCRIPTION

2 The Old Maltings is a cosy one bedroom ground floor flat which provides modern and spacious accommodation. Being kept in immaculate condition, it's turn key ready and in an ideal location situated just a short walk from all local amenities and public transport. Offered to the market with no onward chain, this is an ideal property for investors, first time buyers or someone looking to downsize.

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

LOCATION

Driffield 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.

THE ACCOMMODATION COMPRISES:-

COMMUNAL AREA

Intercom entry system to the Partially tiled walls, three piece apartments, internal post boxes, lift bathroom suite comprising:- low flush and stairs leading to all floors.

ENTRANCE HALL- 9'6 (2.90m) x 4'5 screen, laminated flooring, electric (1.35m)

Spacious hallway with door to the PARKING front aspect, laminated flooring and power points.

OPEN PLAN LOUNGE/KITCHEN- 21'8 (6.62m) x 14'5 (4.40m)

Beautifully presented open plan living/ kitchen area with double windows to the rear aspect, laminated wood style flooring, wall mounted electric heater, **GROUND RENT** TV point and power points. The kitchen area offers plenty of storage Ground rent is charged at £200 per with wall and base units, tiled splash annum. back, sink with drainer unit, space for fridge/freezer, plumbing for washing **SERVICES** machine, electric oven, electric hob, extractor hood, tiled flooring and The heating is electric wall mounted power points.

BEDROOM ONE- 10'5 (3.18m) x 7'6 electric and sewerage. (2.29m)

Window to the rear aspect, fitted carpets, wall mounted electric heater and power points.

BATHROOM-6'9 (2.06m) x 6'7 (2.02m)

WC, sink with pedestal, panelled bath with shower attachment and shower heated towel rail and extractor fan.

There is an allocated parking space for the apartment.

SERVICE CHARGE

The service charge is around £1,300 per annum.

heaters and the property is understood to all be connected to mains water,



