



Approximate total area⁽¹⁾
457.48 ft²
42.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Asking Price
£80,000

**2 The Old Maltings,
Drifffield, 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		
69-80	C	70 C	83 B
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- 9'6 (2.90m) x 4'5 (1.35m)

Spacious hallway with door to the 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, TV point and power points. The kitchen area offers plenty of storage with wall and base units, tiled splash back, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, electric hob, extractor hood, tiled flooring and power points.

BEDROOM ONE- 10'5 (3.18m) x 7'6 (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)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with shower attachment and shower screen, laminated flooring, electric heated towel rail and extractor fan.

PARKING

There is an allocated parking space for the apartment.

SERVICE CHARGE

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

GROUND RENT

Ground rent is charged at £200 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.

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 briefly 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.

