



4 The Old Maltings
Driffield, YO25 6SP

ASKING PRICE OF

£77,500

1 Bedroom Ground Floor Apartment

■ **Ulllyotts** ■
EST 1891

01377 253456



Main building



4 The Old Maltings, Driffield, YO25 6SP

A superb ground floor self-contained apartment within this popular converted building. The property benefits from its own private car parking space, a rarity within the development and is in excellent order throughout, having been recently re-decorated and is offered with immediate vacant possession. The property also includes a renewed range of kitchen appliances including oven, hob and extractor plus washing machine/dryer and refrigerator.

As such, is in a move-into condition!

DIRECTIONS

From Driffield Market Place head south along Middle Street South bearing right after the railway station and turn immediately left thereafter. Across the level crossing and The Old Maltings is immediately on your right hand side.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance



Lounge Area



Bedroom



Kitchen

Accommodation

COMMUNAL ENTRANCE

With intercom leading into:

MAIN HALL

INNER HALL

With access to further ground floor apartment.

ENTRANCE HALL

With fitted laminate flooring and internal doors leading off to principal rooms.

LOUNGE/KITCHEN

21' 3" x 9' 9" (6.49m x 2.98m)

With fitted laminate flooring and being an open plan space. Comprehensive range of kitchen units featuring base and wall mounted cupboards finished with maple effect Shaker style doors with chrome handles. Integrated electric oven and hob with extractor. Free-standing refrigerator and washing machine/dryer. Newly installed, unused white goods.

Cupboard housing hot water cylinder and inset sink. Fitted laminate flooring and opening into the lounge area with electric heating and external window. Laminate flooring.

BEDROOM

With electric heater.

BATHROOM

The property benefits from a full bathroom suite with panelled bath having a shower over and side screen. Low level WC and pedestal wash hand basin. Heated towel rail and tiled walls.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 32 square metres.

CENTRAL HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold. We await further details relating to the Lease.

SERVICES

Mains water, electricity, telephone and drainage.



Bathroom

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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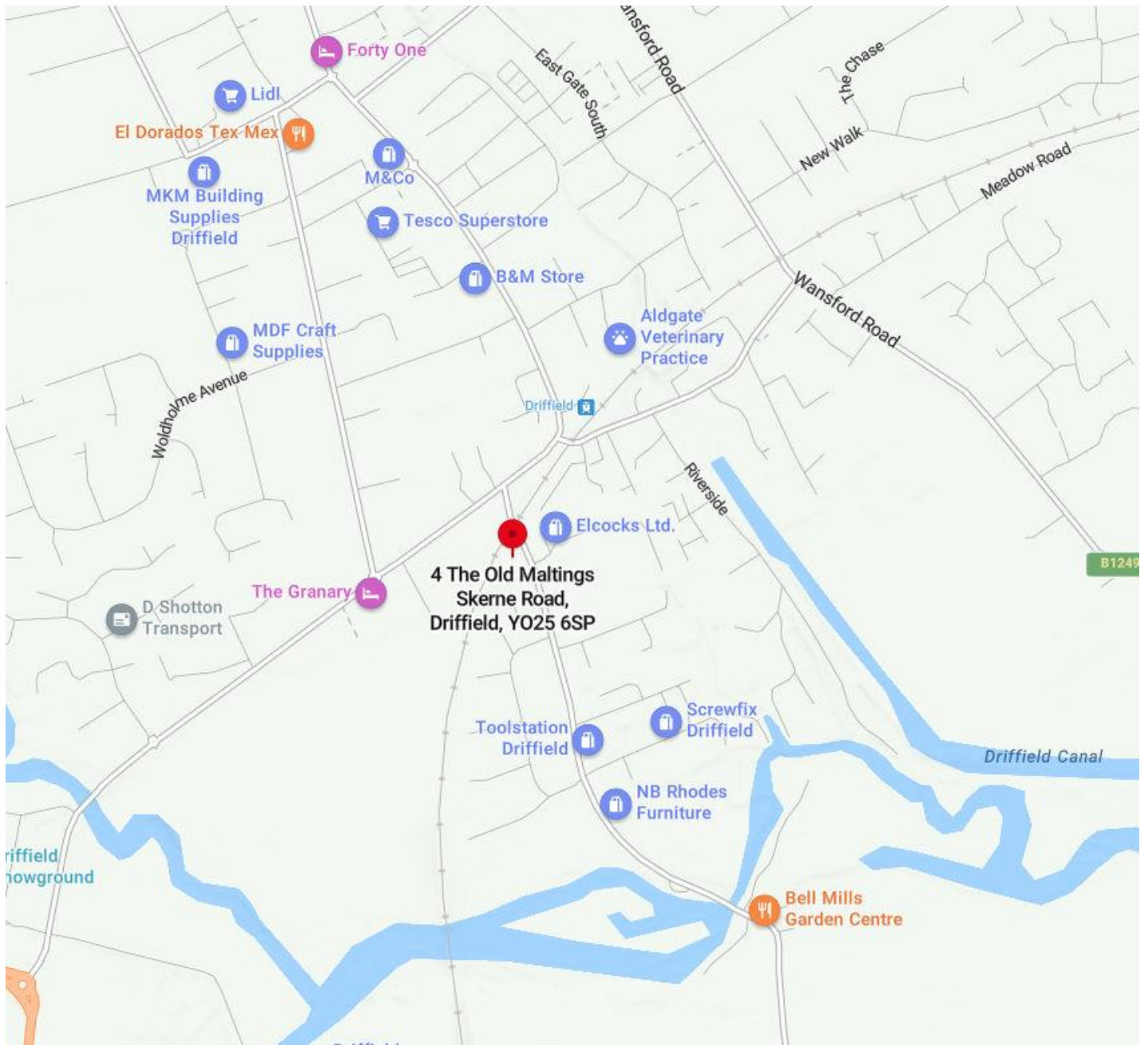
WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

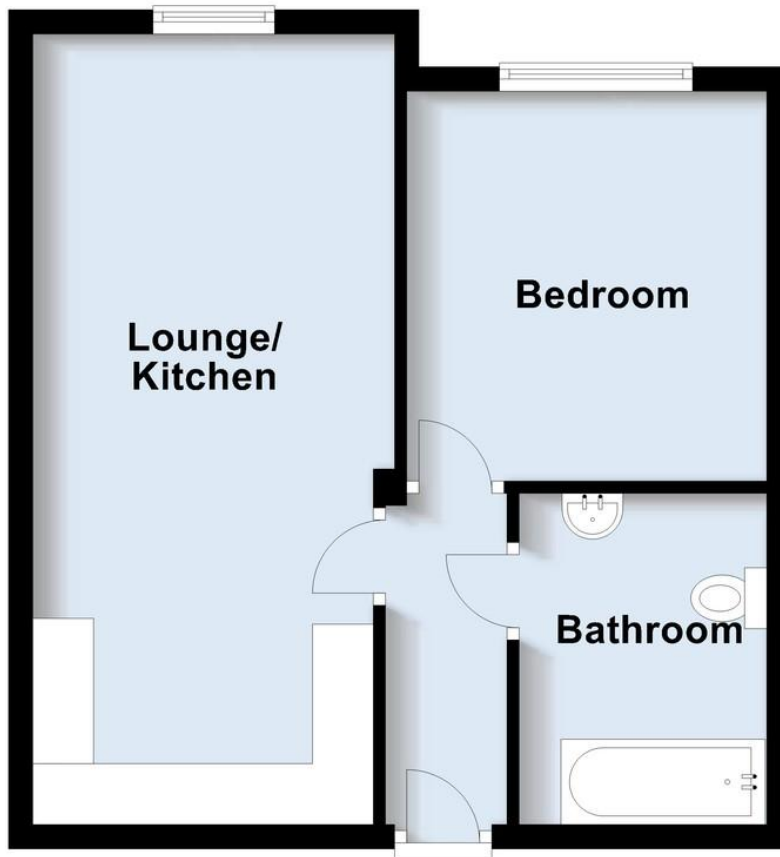
Strictly by appointment with Ulllyotts.

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 32 sq m

Ground Floor



Why Choose Ulllyotts?



Our guarantee to you
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- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
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EST 1891



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