



38 The Old Maltings  
Driffield

YO25 6SP

ASKING PRICE OF

**£76,000**

1 Bedroom Apartment

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge/ kitchen



Electric Heating

### 38 The Old Maltings, Driffield, YO25 6SP

**Located within a development which has become much sought after over recent years being situated within a well managed building within very convenient access of the town centre along with railway station.**

This is a self-contained apartment located on the uppermost floor accommodation that includes open plan lounge with kitchen, bedroom and bathroom with WC.

Being on the uppermost floor, the property offers some character features associated with the original building and shares the communal landing with only one other property.

#### 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, Iceland, Boyes, Peacocks, 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.



Kitchen



Kitchen/ lounge



Bedroom



Bathroom

## Accommodation

### AUDIO ENTRY SYSTEM

Gives access to the communal entrance hall. Staircase and lift to the upper floors.

### APARTMENT ACCOMMODATION

#### ENTRANCE HALL

Lamin ate flooring.

#### LOUNGE/ KITCHEN

20' 8" x 11' 10" (6.32m x 3.61m)

A contemporary open plan space with the kitchen area featuring a range of modern kitchen units including base and wall mounted cupboards and integrated electric four ring hob plus extractor and oven. Inset sink with single drainer, built in cupboard housing insulated hot water cylinder and fitted laminate flooring. Electric storage heater. Velux style window.

#### BEDROOM

14' 4" x 10' 4" (4.37m x 3.15m)

With fitted laminate flooring and electric convector heater. Velux style window.

### BATHROOM & WC

With white suite comprising panelled bath with shower attachment over, low-level WC and wash basin. Tiled floor and wall mounted electric towel radiator.

### OUTSIDE

The property forms part of a purpose converted building. On street parking is available on Skerne Road.

### TENURE

The property is leasehold with a 999 year lease dating from 2004.

### MAINTENANCE CHARGE

A maintenance charge is payable at £753.04 per annum for the current year (2024).

### GROUND RENT

Ground rent is payable at £103.26 per annum (verbally advised)

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 43 square metres.





Lounge feature



Entrance Hall



Communal landing



Communal landing

**CENTRAL HEATING**

A comprehensive heating system is provided by electric space heaters.

**DOMESTIC HOT WATER**

Provided by the immersion heater.

**DOUBLE GLAZING**

High performance double glazed sealed units in UPVC surrounds.

**GARDENS**

No gardens but communal outside space.

**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 will be available on the internet. The property is currently rated band D. 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?**

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

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

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

**VIEWING**

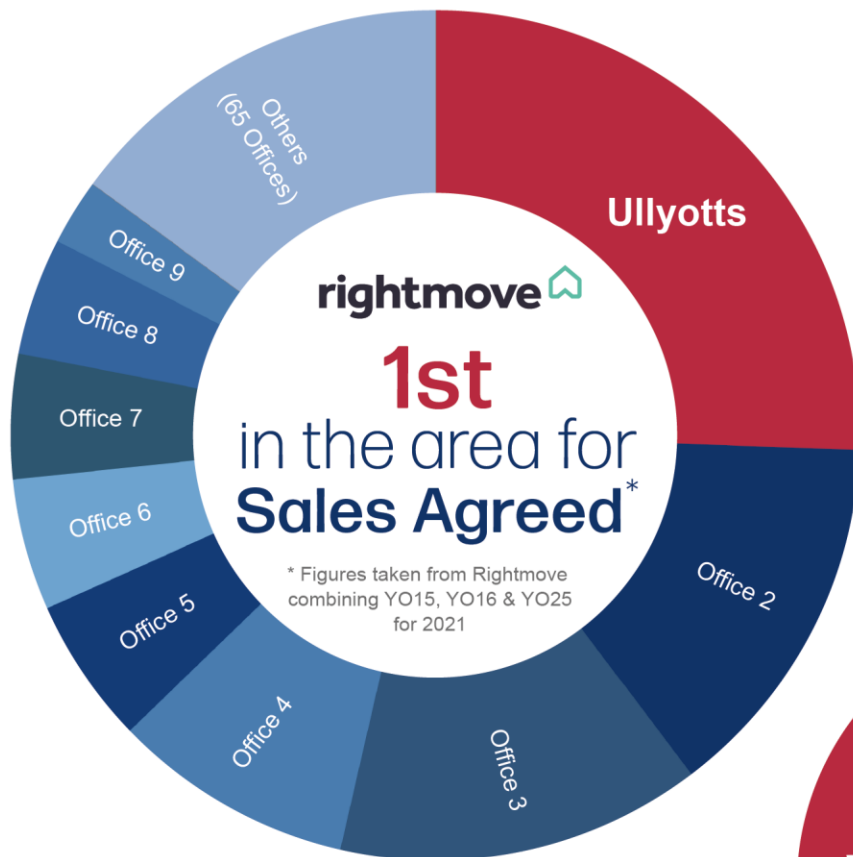
Strictly by appointment with Ulllyotts.  
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 43 sq m





# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **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.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations