



2 Brunswick Court
Driffield

YO25 5DG

ASKING PRICE OF

£85,000

1 Bedroom Ground floor flat

■ **Ulllyotts** ■
EST 1891

01377 253456



Private access



1



1



1



Off Road
Parking



Gas Central Heating

2 Brunswick Court, Driffield, YO25 5DG

An immaculately presented ground floor apartment located within convenient access of the town centre with all its amenities. Brunswick Court was converted into apartments during the late 1990s from a commercial premises. Number two has the benefit of its own private access via a short external staircase.

The accommodation within is self-contained and presented to the highest order including lounge, which is open plan to a kitchen area, bedroom and shower room.

A particular feature of the property is the private car parking, seldom available with properties at this price level and, in summary, this property represents an excellent opportunity to purchase a manageable home at a competitive price.

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.



Lounge



Lounge



Kitchen



Shower Room

Accommodation

ENTRANCE INTO:

LOUNGE

15' 8" x 11' 10" (4.8m x 3.61m)

A particularly light and airy room with front facing window. Radiator. Open plan into:

KITCHEN

12' 6" x 4' 10" (3.82m x 1.48m)

Fitted along one wall with a range of modern kitchen units with maple effect finish including base and wall mounted cupboards with integrated appliances including electric oven, gas hob with extractor over plus stainless steel sink and base cupboard beneath.

INNER HALL

With built-in storage cupboard.

BEDROOM

13' 7" x 9' 0" (4.15m x 2.76m)

With window to the side. Radiator.

SHOWER ROOM

With shower enclosure housing a mixer shower, low level WC and pedestal wash basin.

OUTSIDE

The property benefits from its own allocated car parking space.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 45 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold. A maintenance charge of £56.56p is payable per month to cover ground rent and maintenance of the common parts.

The lease is a 999 year lease dating from 1 January 2005.

Further details on the lease and any additional charges are available upon request.

SERVICES

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

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

VIEWING

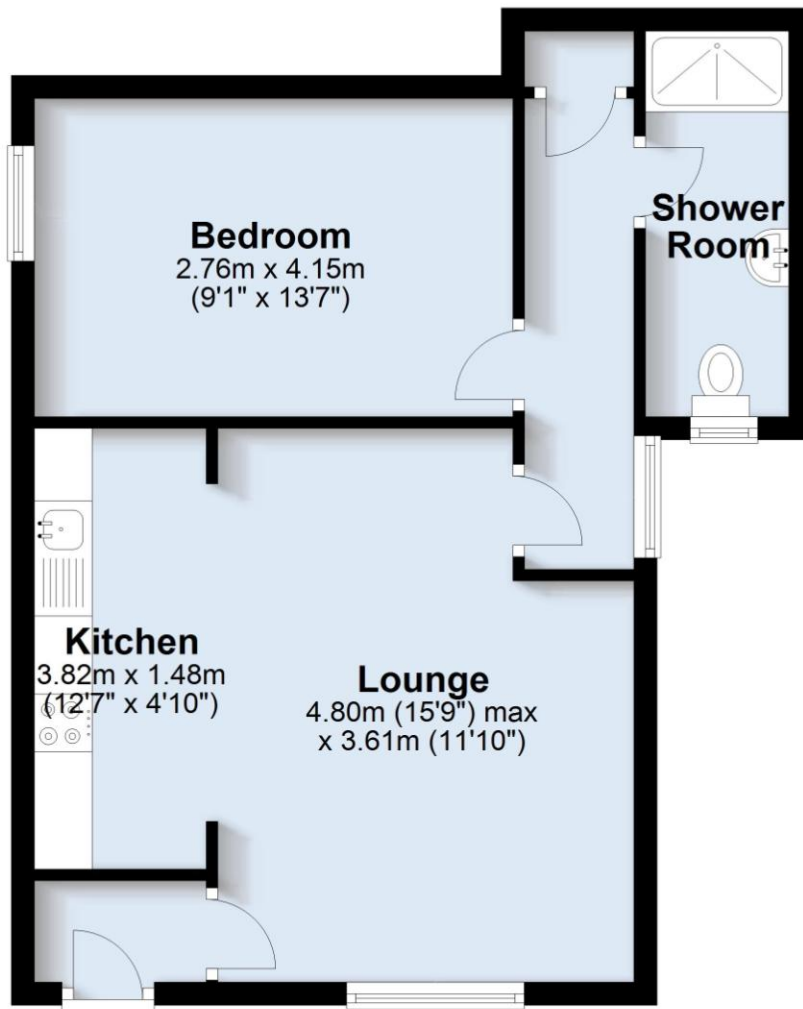
Strictly by appointment with Ulllyotts.

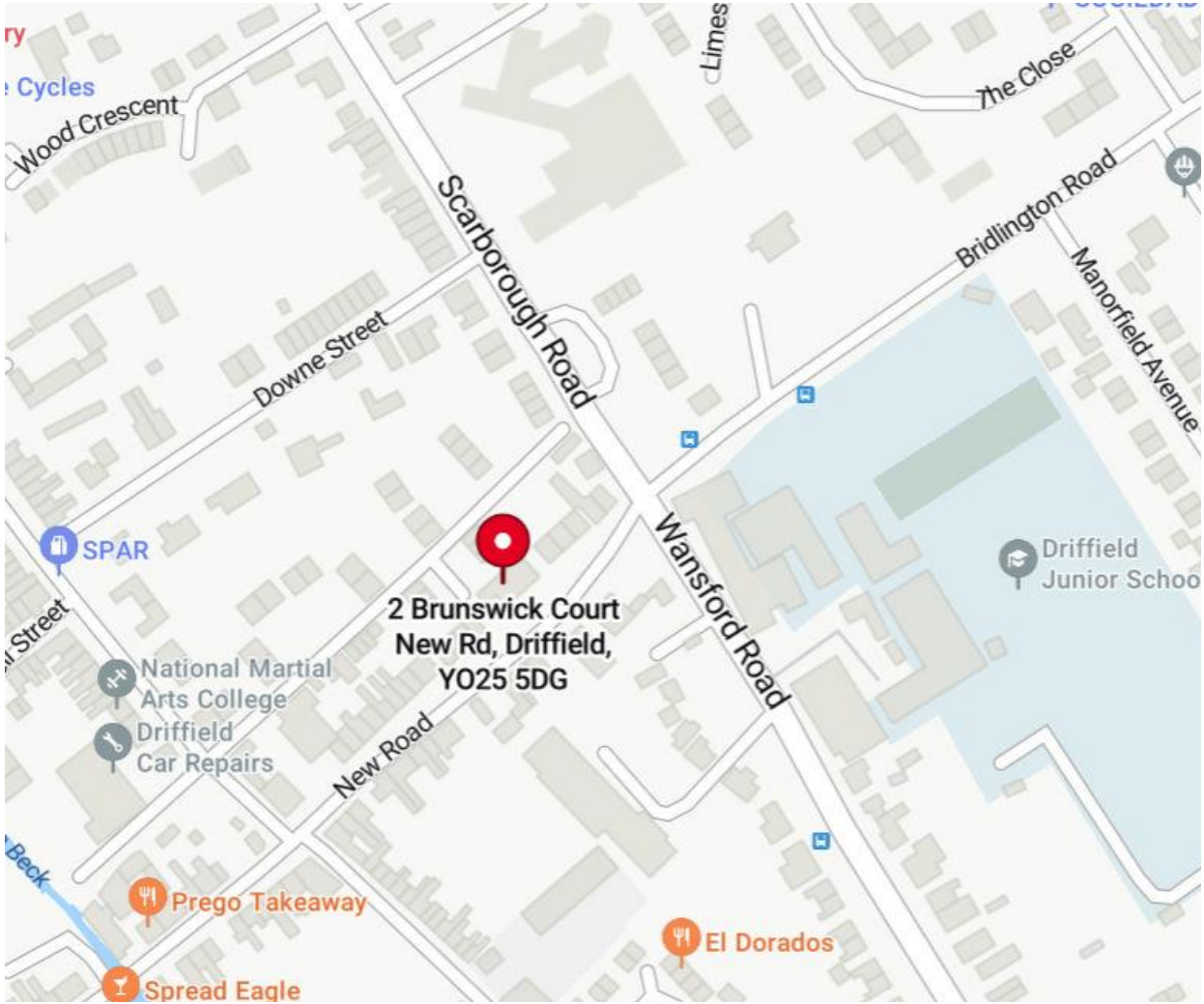
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 45 sq m

Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)





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