



18 Riverhead Court  
Driffield

YO25 6NW

ASKING PRICE OF

**£90,000**

1 Bedroom First Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01377 253456



Lounge



Residents  
parking



Electric Central Heating

## 18 Riverhead Court, Driffield, YO25 6NW

This is a rare opportunity to acquire a self-contained apartment which forms perhaps one of Driffield's most well-known buildings, as featured on most of the town's promotional material, postcards, features etc. Converted from a former mill building, the development retains many original features including exposed beams and woodwork and has been further enhanced to include fitted kitchen with appliances along with recently renewed shower room and modern electric heaters.

The development is convenient for access into Driffield town centre along with the town's railway station plus the road network and would suit many different types of buyers, in particular, single purchasers from first-time buyers upwards.

Viewing of this property is highly recommended and is unlikely to disappoint!

### 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



Lounge



Kitchen

## Accommodation

### ENTRANCE HALL

Featuring pine internal doors leading off to principle rooms.

### LOUNGE

16' 6" x 8' 6" (5.03m x 2.59m)

The many features of this room include exposed timberwork from the original building and exposed, painted brickwork to the walls. Window overlooking the canal and double doors into the bedroom. Electric heater.

### KITCHEN

8' 5" x 7' 3" (2.57m x 2.21m)

With direct access from the lounge. Fitted range of bespoke kitchen cupboards with painted finish and worktops. Integrated electric hob and electric oven. Inset sink and space and plumbing for an automatic washing machine.

### BEDROOM

11' 4" x 8' 3" (3.45m x 2.51m)

Exposed beamed ceiling, electric heater, exposed painted brick walls. Built-in wardrobes.

### SHOWER ROOM

With walk-in shower and electric shower over, vanity wash basin and low level WC.

### OUTSIDE

There is residents parking directly in front of the building on the cobbled area. The property benefits from delightful views across Driffield Canal head.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 38 square metres.

### CENTRAL HEATING

The property benefits from electric heating.

### TENURE

We understand that the property is leasehold. The original lease was from 1974 and for a period of 189 years. a ground rent payable per annum is levied upon apartment holders in the sum of £215.31 and a service charge is payable of £348.40 per annum to cover insurance and maintenance of common parts.

### SERVICES

Mains water, electricity and drainage.



Bedroom



Shower Room

### **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**

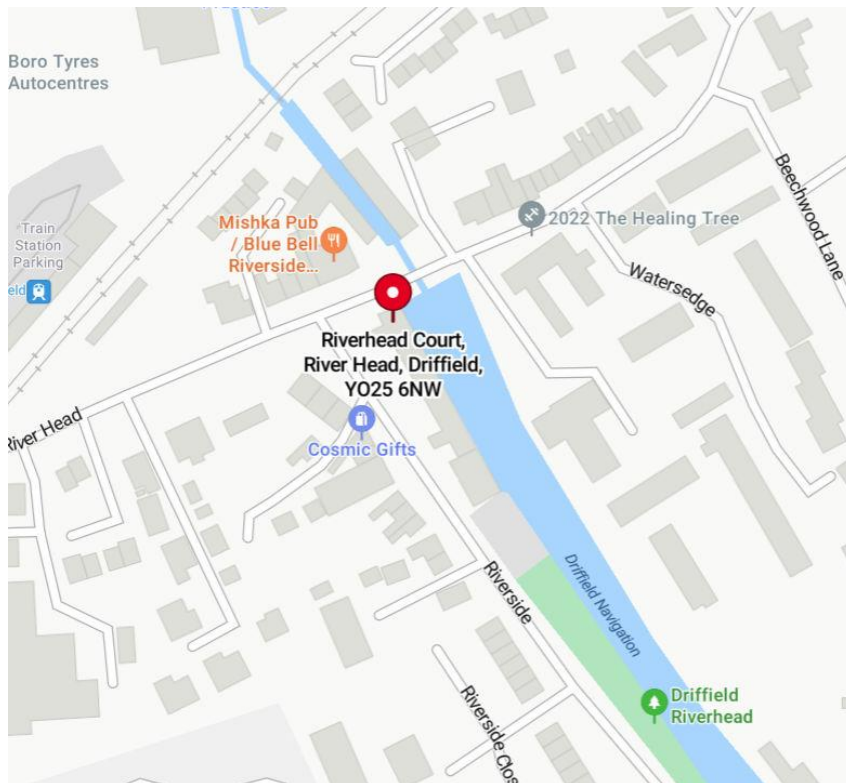
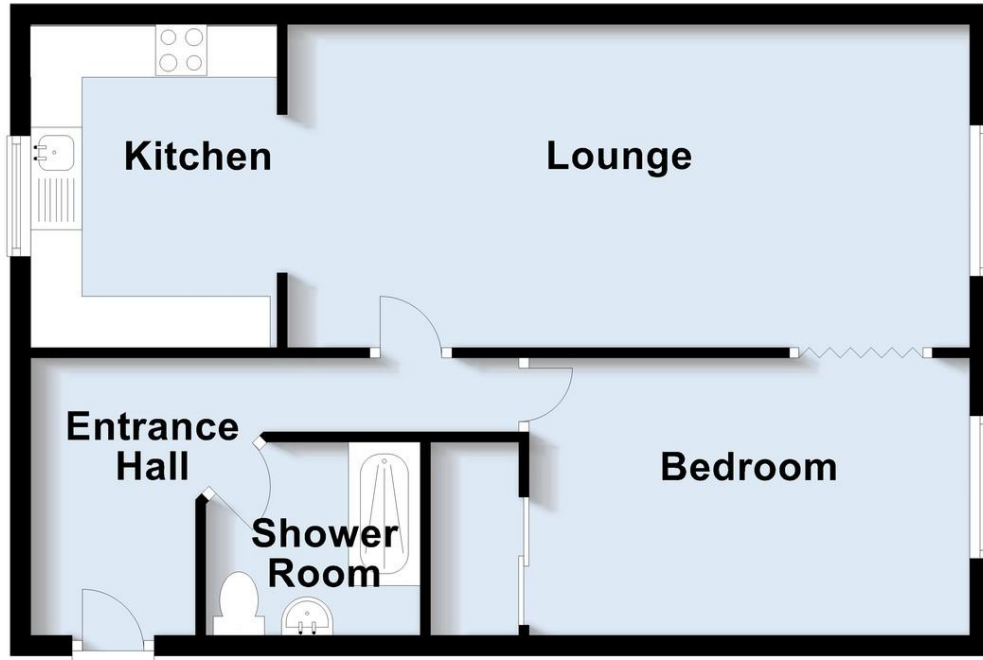
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 38 sq m

## Ground Floor

Approx. 587.9 sq. feet










# Why Choose Ulllyotts?



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**We will never be  
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-  **Knowledge & Experience**  
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Experienced sales teams who live locally and know the area.
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# ■ Ulllyotts ■

EST 1891



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