



24 The Old Maltings  
Driffield

YO25 6SP

ASKING PRICE OF

**£80,000**

1 Bedroom Second Floor Flat

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge



Off Road  
Parking



Electric Heating

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

A self-contained apartment located on the second floor of this converted historic building within convenient access of the town centre, train station and road network. The accommodation on offer includes open plan lounge with kitchen leading off, bedroom and bathroom.

This apartment has the added benefit of a private car parking space within the main car park.

### 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



Bedroom

## Accommodation

### ENTRANCE HALL

### LOUNGE

18' 2" x 14' 7" (5.55m x 4.45m)

A spacious room with two side windows and views towards the railway line. Open plan into:

### KITCHEN

9' 10" x 6' 3" (3m x 1.92m)

Fitted with a range of kitchen units including base and wall mounted cupboards with worktops and incorporating a stainless steel sink, electric oven and four ring electric hob with extractor over. Space and provision for a refrigerator. Cupboard housing hot water cylinder.

### BEDROOM

11' 9" x 7' 6" (3.59m x 2.29m)

With side window.

### BATHROOM

With suite comprising panelled bath with shower over having a glass side screen, low-level WC and pedestal wash hand basin with splash back tiling.

### OUTSIDE

The Old Maltings has the benefit of its own car park and this property has a private allocated space for one vehicle.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 44 square metres.

### CENTRAL HEATING

The property benefits from electric heating. Domestic hot water is provided by the electric immersion heater. .

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

### SERVICE CHARGE

£1065.72 per annum.





Bathroom

### **GROUND RENT**

£102.56 per annum.

### **SERVICES**

Mains water, electricity, telephone and drainage.

### **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.

### **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**

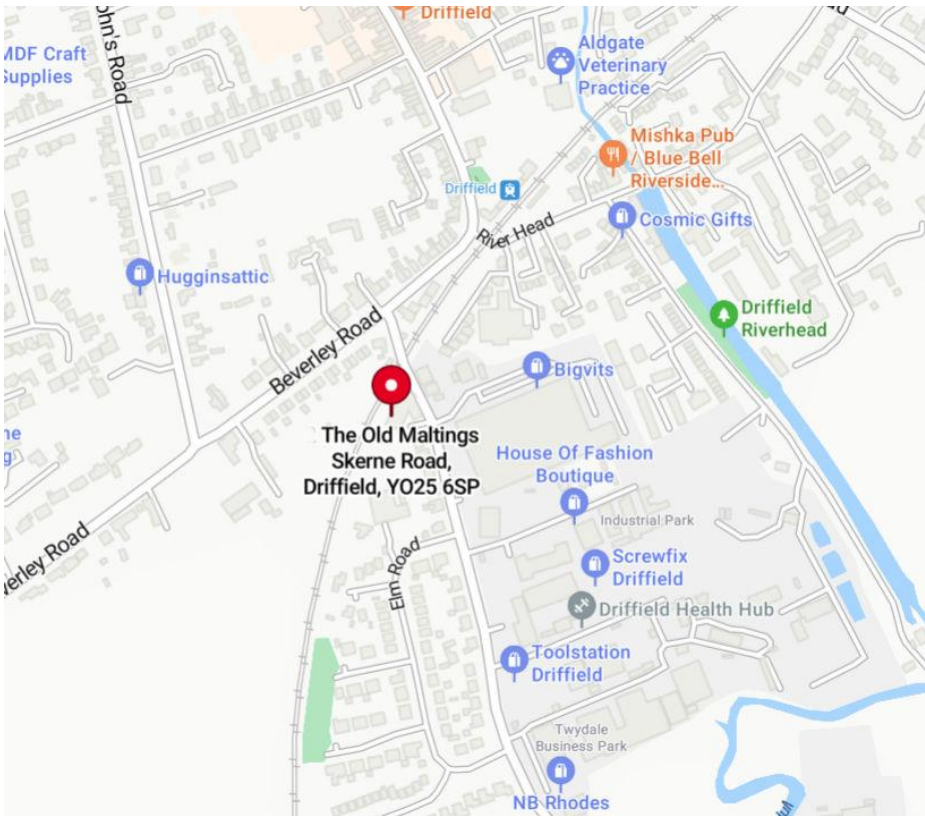
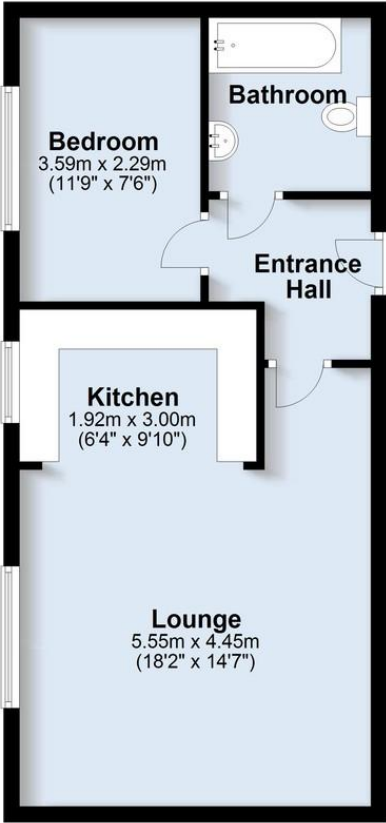
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 44 square metres.

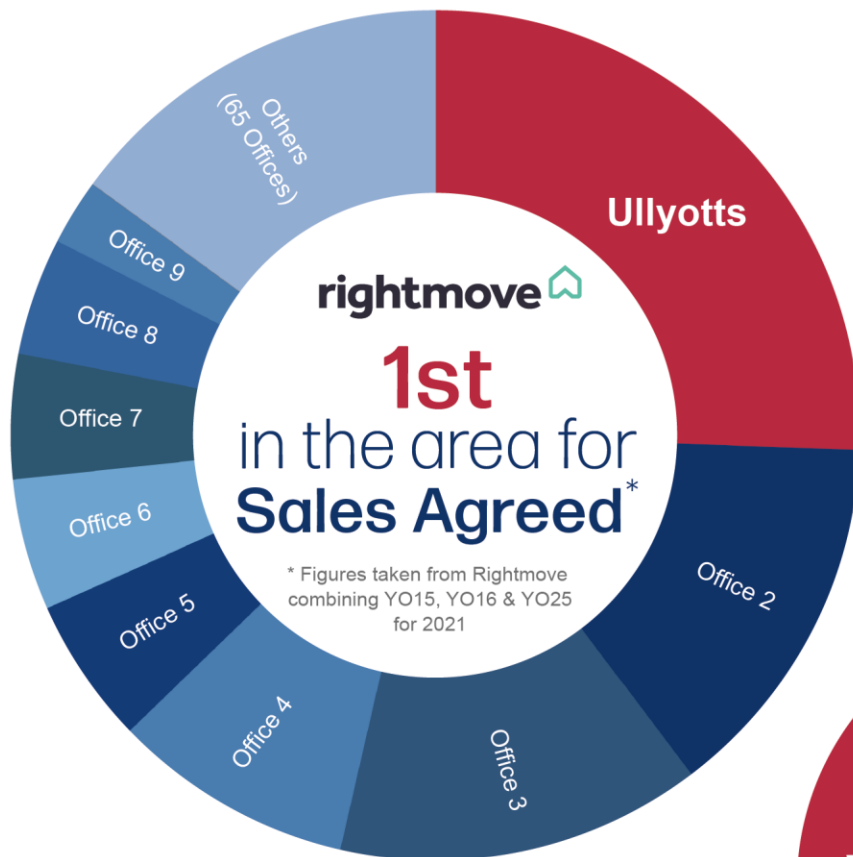
**Ground Floor**

Approx. 44.4 sq. metres (477.5 sq. feet)










# Why Choose Ulllyotts?



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# ■ Ulllyotts ■

EST 1891



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