



4 Granary Court  
Driffield  
YO25 6LW

ASKING PRICE OF

**£70,000**

1 Bedroom First Floor flat

■ **Ulllyotts** ■  
EST 1891

01377 253456



Lounge



On Road  
Parking



Electric Heating

## 4 Granary Court, Driffield, YO25 6LW

A self-contained apartment, conveniently situated for access into Driffield town centre representing an excellent value for money home or indeed investment property. Offering accommodation includes lounge, kitchen, bedroom and bathroom with electric heating.

### 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.



Bedroom



Bathroom



Kitchen

## Accommodation

### ENTRANCE HALL

### LOUNGE

13' 7" x 10' 10" (4.15m x 3.32m)

### KITCHEN

7' 8" x 10' 5" (2.34m x 3.2m)

### BEDROOM

10' 5" x 8' 11" (3.2m x 2.72m)

### BATHROOM

### OUTSIDE

There is no garden area or yard associated with this property. Car parking is available either on street or in nearby car parks.

### TENURE

We understand that the property is leasehold with a 125 year lease dating from 1989. Residents within Granary Court hold the freehold of the whole building and there is an established management fund into which all owners contribute £33 per calendar month to cover insurance of the building and other communal expenses. No ground rent is payable.

### CENTRAL HEATING

Electric heaters installed.

### DOMESTIC HOT WATER

By electric immersion heater.

### SERVICES

Mains electricity, water and drainage are connected to the property.

### 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.



## NOTES

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.

## VIEWING

Strictly by appointment with Ulllyotts.

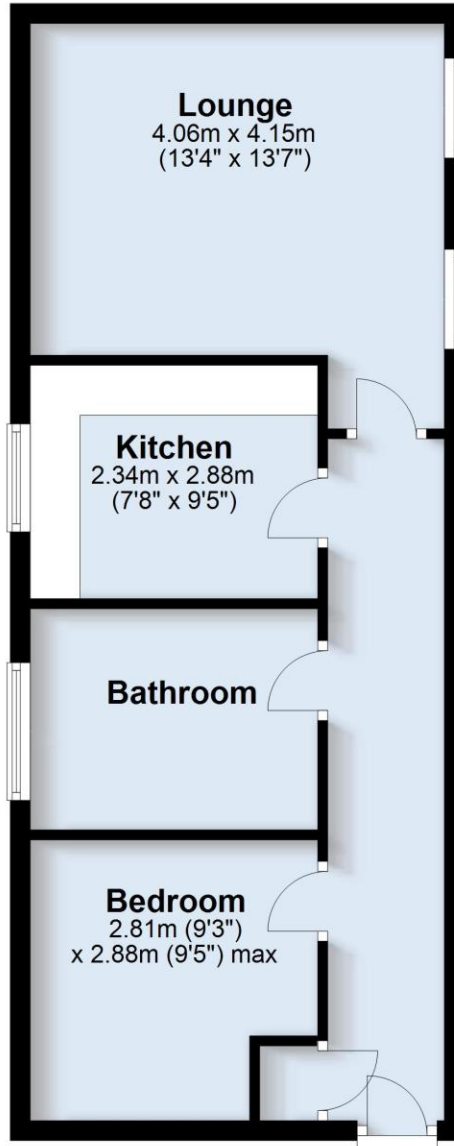
Regulated by RICS



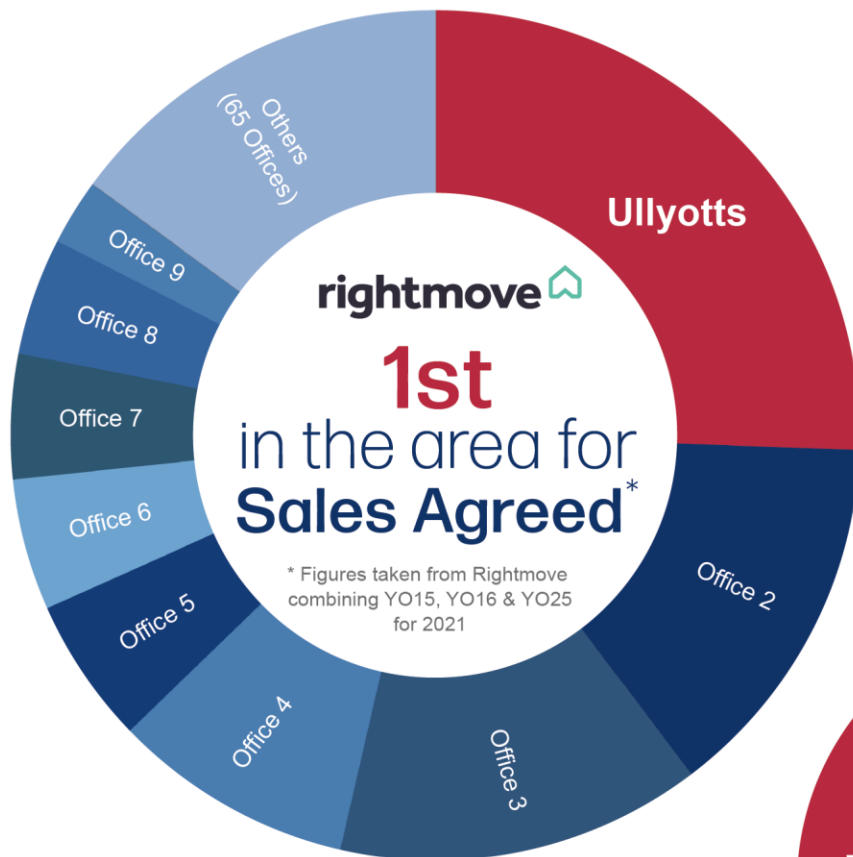
The stated EPC floor area, (which may exclude conservatories),  
is approximately (TBC)

### Ground Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



# 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



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