



28 The Old Maltings
Driffield
YO25 6SP

ASKING PRICE OF

£66,000 NO CHAIN

1 Bedroom Apartment

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



28 The Old Maltings, Driffield, YO25 6SP

Conveniently situated for access into the town centre, this is a delightful self-contained apartment within a purpose converted development.

The property is well maintained throughout and provides one bedroom accommodation which also includes open plan lounge with kitchenette and well fitted bathroom. An excellent opportunity to purchase a competitively priced first home or even investment property!

The property benefits from electric heating throughout along with sealed unit double glazed windows.

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/Kitchen



Bedroom



Bathroom



Rear Entrance

Accommodation

COMMUNAL ENTRANCE HALL

Featuring electric intercom into the apartment itself.

ENTRANCE HALL

Accessed via a landing serving several apartments. Direct access into the main accommodation.

LOUNGE/KITCHEN

14' 6" x 11' 3" (4.42m x 3.43m)

A substantial open plan, modern airy space combining the lounge and kitchen areas. The lounge features a westerly facing window and fitted laminate flooring.

The kitchen is fitted with a range of kitchen units including electric oven, four ring electric hob and extractor fan. Granite effect worktop and splash back tiling. Fitted laminate flooring.

BEDROOM

10' 7" x 7' 8" (3.23m x 2.36m)

With westerly facing window, laminate flooring and electric heater.

BATHROOM

Comprising panelled bath having a mixer shower attachment over. Pedestal wash hand basin and low level WC. Electric towel radiator and extractor fan.

OUTSIDE

There are no gardens with all outside areas being communal.

PARKING

Parking is not available within The Old Maltings car park but there is free on-street parking on Skerne Road and adjacent streets.

TENURE

The property is leasehold with a 999 year lease dating from 2004. A maintenance charge of approximately £75 per month is payable. Ground rent is payable at £206.56 per annum.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 30 square metres.

CENTRAL HEATING

The property benefits from electric heating

TENURE**SERVICES**

Mains water, electricity and drainage.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating 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.

VIEWING

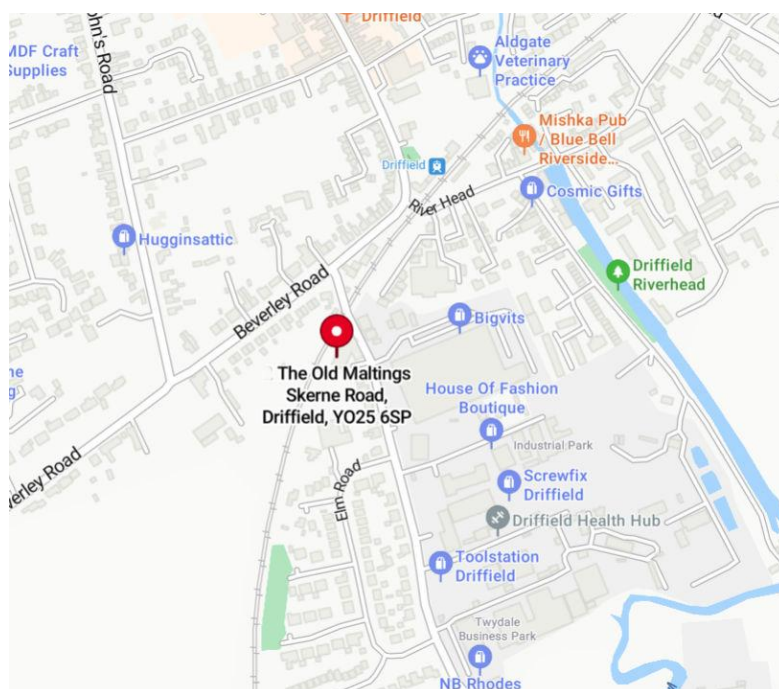
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 30 sq m

Ground Floor

Approx. 29.8 sq. metres (321.3 sq. feet)



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