



1 Middle Street South
Drifffield
YO25 6PT

ASKING PRICE OF

£119,950

2 Bedroom Ground Floor Flat



Rear Elevation



2



1



1



Off Road
Parking



Electric Heating

1 Middle Street South, Driffield, YO25 6PT

It is fair to say that it will be very difficult to find ground floor accommodation of this calibre which includes parking, any closer to the town centre than this self-contained apartment.

Its modern construction ensures relatively low running costs and the property may suit a variety of purchasers from first time buyers through to older purchasers simply wanting lower costs accommodation in a convenient setting. The main living space is open plan and comprises a lounge and kitchen area.

The lounge itself is well lit with a front facing bay window and there is an additional side facing window. this space literally just needs the new owners own stamp on it and to enhance the property's appeal, the vendors are agreeable to installing a brand new carpet of the colour choice of the buyer, if required.

The remaining accommodation includes two bedrooms and main bath room.

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



VIRTUALLY STAGED - Lounge/Kitchen



Lounge/Kitchen



Lounge/Kitchen

Accommodation

MAIN ENTRANCE

Having a front door onto Middle Street South as well as rear door onto the parking area.

Private access into :

ENTRANCE HALL

With large built-in storage cupboard.

LOUNGE/KITCHEN

18' 2" x 17' 5" (5.54m x 5.31m)

With front facing bay window and side window from the kitchen area. Electric heater.

The kitchen has been fitted with a wealth of kitchen units incorporating sink plus integrated appliances. Integrated electric oven with four ring electric hob over and pull out extractor fan. Space and plumbing for automatic washing machine and space for a refrigerator.

BEDROOM 1

14' 11" x 8' 4" (4.57m x 2.56m)

With electric heater and side window.

BEDROOM 2

9' 2" x 7' 7" (2.81m x 2.33m)

With side window and electric heater.

BATHROOM

With mains shower above the bath with glass side screen, low level WC and wash hand basin. Full tiling around the bath with half tiling elsewhere and electric chrome towel radiator. Wood effect flooring.

OUTSIDE

The property is built flush to the pavement. There is vehicle access to the rear where there is an allocated car parking space.

HEATING

Electric heaters - these are a cross between combined storage and standard heaters plus individual electric heaters.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold with the benefit of a 125 year lease from 2007. A service charge of £880pa is



Bedroom 1



VIRTUALLY STAGED - Bedroom 1



Bedroom 2



VIRTUALLY STAGED - Bedroom 2

currently payable for maintenance of common parts, insurance etc.

SERVICE CHARGE

Currently £880 per annum.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B.

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

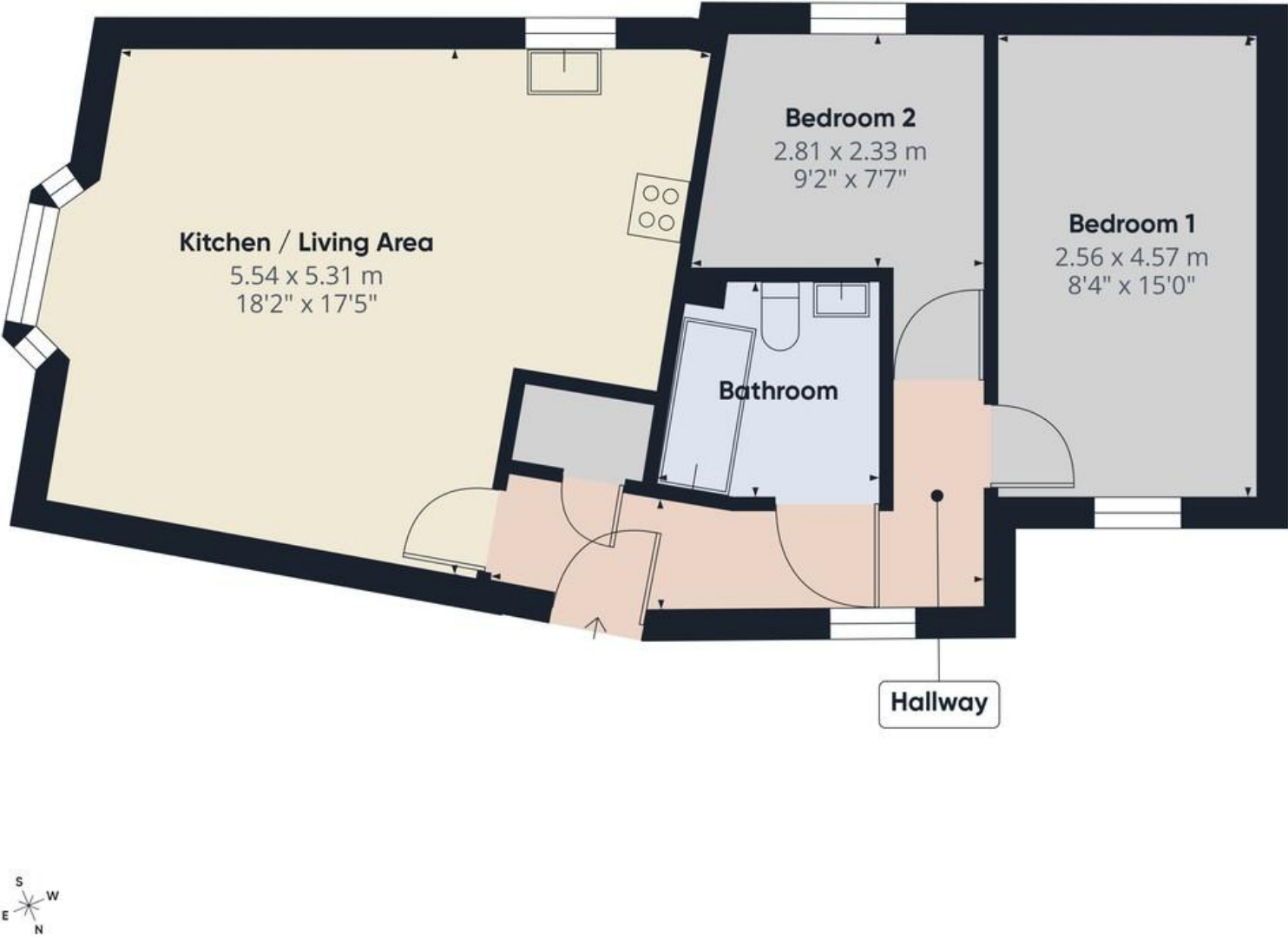
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

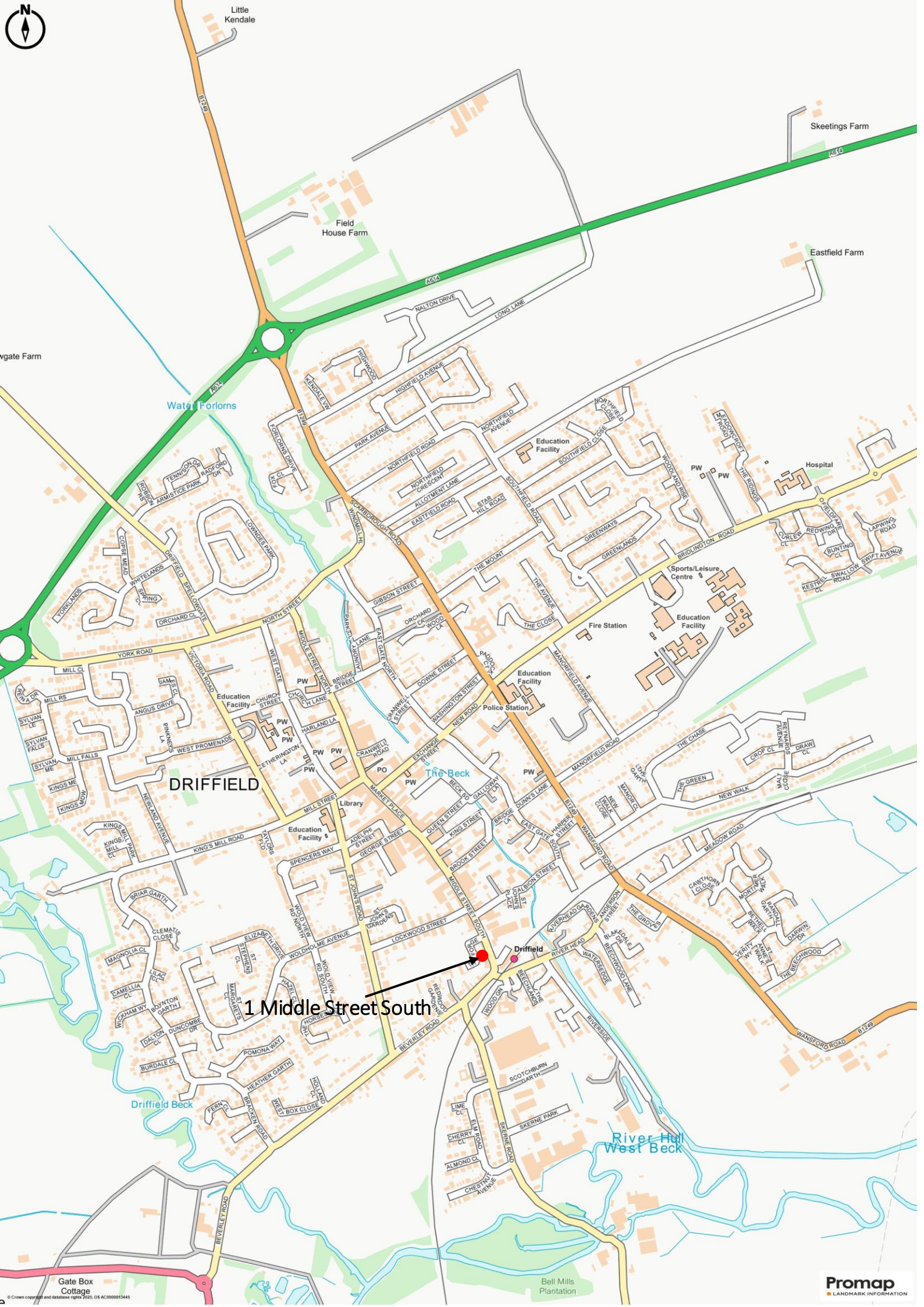
Regulated by RICS



Bathroom

The digitally calculated floor area is 57 sq m (618 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





1 Middle Street South

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