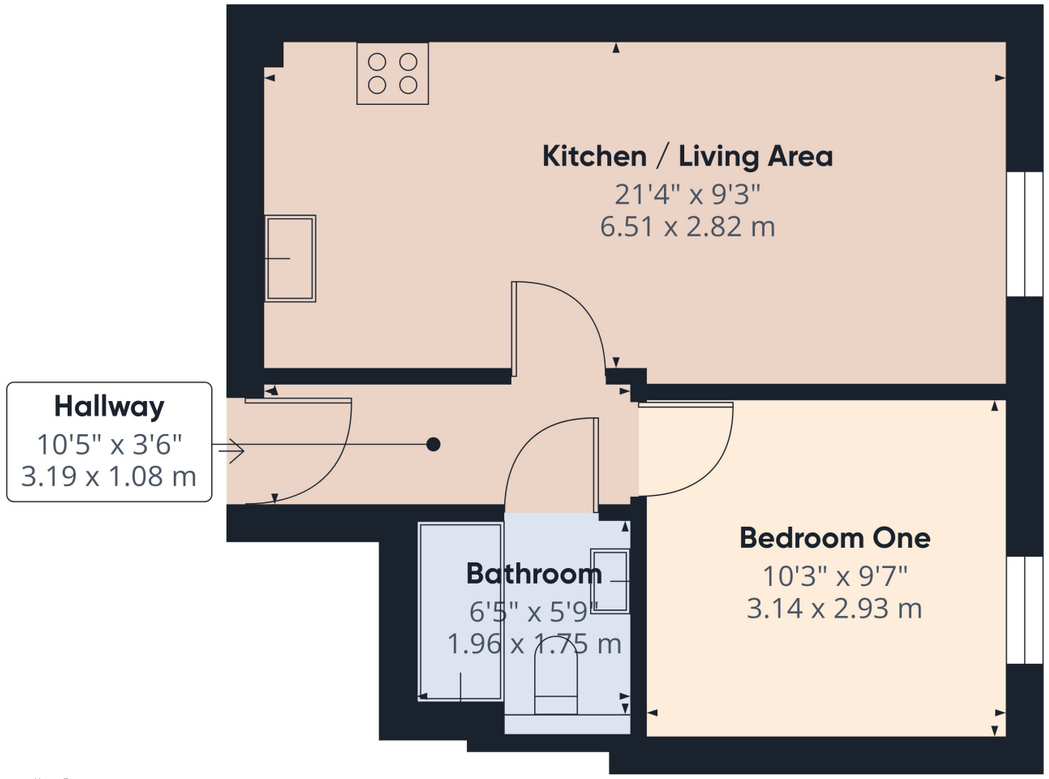


Approximate total area(1)

379 ft²

35.2 m²

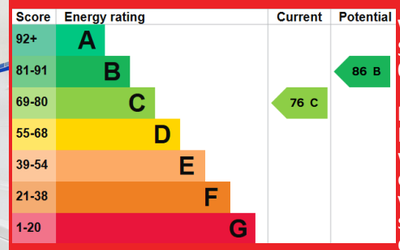
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Guide Price £77,500

4 The Old Maltings, Driffield, YO25 6SP



SERVICES
The heating is electric wall mounted heaters and the property is understood to all be connected to mains water, electric and sewerage.

TENURE
The property is leasehold and the lease is 999 years starting for 2004. All leasehold information should be confirmed with a legal advisor.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.

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Dee Atkinson & Harrison

4 The Old Maltings, Driffield, YO25 6SP

DESCRIPTION

4 The Old Maltings is a well-presented one-bedroom ground floor flat located within a popular development, just a stone's throw from Driffield town centre. The current owner has lovingly maintained the property, creating a warm and welcoming feel from the moment you step through the door. Offering comfortable and stylish accommodation throughout, this charming ground floor flat would make the perfect purchase for first-time buyers, downsizers, or investors alike.

The property briefly comprises:- entrance hall, open plan kitchen living area, one double bedroom, bathroom, commual area and one allocated parking space.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:-

COMMUNAL AREA

Intercom entry system to the apartments, internal post boxes, lift and stairs leading to all floors.

ENTRANCE HALL - 10'5'' x 3'6'' (3.19m x 1.08m)

Door to the front aspect, intercom system, and laminate flooring.

OPEN PLAN LOUNGE/DINING/KITCHEN AREA - 21'4'' x 9'3'' (6.51m x 2.82m)

A modern open plan space with window to the front aspect, tiled splash, a range of wall and base units, cupboard housing the water tank, one and a half sink drainer unit, space for an under counter fridge, plumbing for a washing machine, electric hob, electric oven, extractor hood, laminate flooring, newly fitted carpet, wall mounted electric heater, TV point and power points.

BEDROOM ONE - 10'3'' x 9'7'' (3.14m x 2.93m)

A spacious double bedroom with window to the front aspect, fitted carpets, wall mounted electric heater and power points

BATHROOM - 6'5'' x 5'9'' (1.96m x 1.75m)

A neautrally decorated three piece bathroom suite comprising: - low flush WC, sink with pedistal and mixer tap, panelled bath with mixer tap and over head shower, partially tiles walls, wall mounted electric towel rail, wood effect vinyl flooring and extractor fan.

PARKING

There is an allocated parking space for the apartment.

SERVICE CHARGE

The service charge is around £1,026 per annum.

GROUND RENT

Ground rent is charged at £309 per annum.