



3 The Old Maltings
Driffield
YO25 6SP

TO LET

£560 pcm

1 Bedroom Ground Floor Flat

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ACCOMMODATION

Situated within the sought after Old Maltings development in Driffield, this well presented ground floor one bedroom apartment. The accommodation briefly comprises a bright and spacious lounge, a modern fitted kitchen with ample storage and workspace, a generously sized double bedroom, and a contemporary shower room finished to a good standard. Further benefits include electric heating, allocated parking, and a convenient ground floor position providing easy access.

Ideally located close to local amenities, shops, cafés, and transport links, this apartment would be perfectly suited to a single professional or couple seeking comfortable accommodation in the heart of Driffield.

COMMUNAL FRONT ENTRANCE DOOR

Secure entry system opening into communal entrance hall with letterboxes.

HALLWAY

12' 5" x 3' 1" (3.81m x 0.96m) and 12' 6" x 3' 9" (1.14m x 3.19m)

Central light fitting. Smoke alarm. Laminate flooring. Doors to:

KITCHEN/LIVING ROOM

10' 11" x 20' 11" (3.33m x 6.40m)

Open-plan living/kitchen area featuring a modern fitted kitchen with a range of wall and base units complemented by worktops, inset sink with mixer tap and drainer, electric oven with electric hob and extractor hood with glass splashback. There is space for a washing machine and under-counter fridge freezer. The kitchen benefits from a central ceiling light and attractive laminate flooring throughout.

The living area offers a bright and comfortable space with a window fitted with curtain pole* and curtains*, central ceiling light fitting, and continued laminate flooring.

BEDROOM

9' 6" x 10' 0" (2.92m x 3.07m)

Central light fitting. Wall mounted electric heater. Curtain pole* and curtains*. Laminate flooring.

SHOWER ROOM

5' 4" x 6' 11" (1.63m x 2.11m)

Shower room comprising a contemporary walk in shower with fixed glass shower screen, electric shower featuring both

handheld and waterfall shower heads, low-level WC, and wash hand basin with mixer tap set within a useful storage vanity unit. Illuminated mirror above*. Additional features include a central ceiling light fitting, extractor fan, vinyl flooring, and electric heated towel radiator.

CENTRAL HEATING

Heating provided by wall-mounted electric heaters and electric towel radiator to bathroom.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

PARKING

Allocated parking space.

COUNCIL TAX BAND Band A.

ENERGY PERFORMANCE CERTIFICATE Band C.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £560.00

Damage Deposit: £640.00

Total: £1,200.00

SERVICES

Mains water, drainage, electric either available or connected. The tenant to arrange any required media connections.

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.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required.

However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 41 sq m (440 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Ulllyotts

EST 1891



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