



5a Middle Street South
Driffield

YO25 6PT

ASKING PRICE OF

£125,000

2 Bedroom Apartment

Est. 1891
Ullyotts
Estate Agents

01377 253456



Lounge



2



1



1



Off Road
Parking



Gas Central Heating

5a Middle Street South, Driffield, YO25 6PT

A self-contained ground floor apartment, conveniently situated for access into Driffield Main Street having the distinct benefit of a parking space to the rear. The accommodation on offer includes two bedrooms as well as lounge and kitchen plus shower room.

The sale of this property represents an excellent opportunity for purchasers to acquire a competitive the priced apartments that is both low maintenance as it is economical to run.

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.



Kitchen



Kitchen



Bathroom



Lounge

Accommodation

FRONT DOOR

With audio entry system and opening into:

COMMUNAL HALLWAY

Door to apartment and opening into:

ENTRANCE HALL

With audio entry phone. Built-in storage cupboard. Radiator.
Door to:

LOUNGE

12' 11" x 11' 5" (3.94m x 3.48m)

Electric coal effect fire in 'marble' surround. Radiator. Opening into:

KITCHEN

8' 9" x 7' 8" (2.67m x 2.35m)

Range of cupboards and drawers. Stainless steel one and a half bowl sink and drainer. Tiled splashbacks. Built-in fridge-freezer. Built-in electric oven and 4-ring gas hob. Cooker hood. Radiator.

BEDROOM 1

9' 7" x 9' 1" (2.93m x 2.77m)

Built-in wardrobes Radiator.

BEDROOM 2

9' 11" x 8' 7" (3.04m x 2.62m)

Radiator.

SHOWER ROOM

8' 8" x 6' 8" (2.66m x 2.04m)

With tiled shower cubicle. Low level WC and pedestal wash hand basin. Shaver point and extractor fan. Wall tiled to half height. Radiator.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOMESTIC HOT WATER

Provided by the gas combination boiler.

DOUBLE GLAZING

The property benefits from timber unit double glazing throughout.

GARDEN

There are no gardens.

PARKING

There is one allocated parking space to the rear of the property.

GARAGE

No garage.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C.

SERVICES

All mains services are available at the property.

TENURE

We understand that the property is leasehold. Further details on the lease are available upon request. We are verbally advised that the service charge is £83,33 per month.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

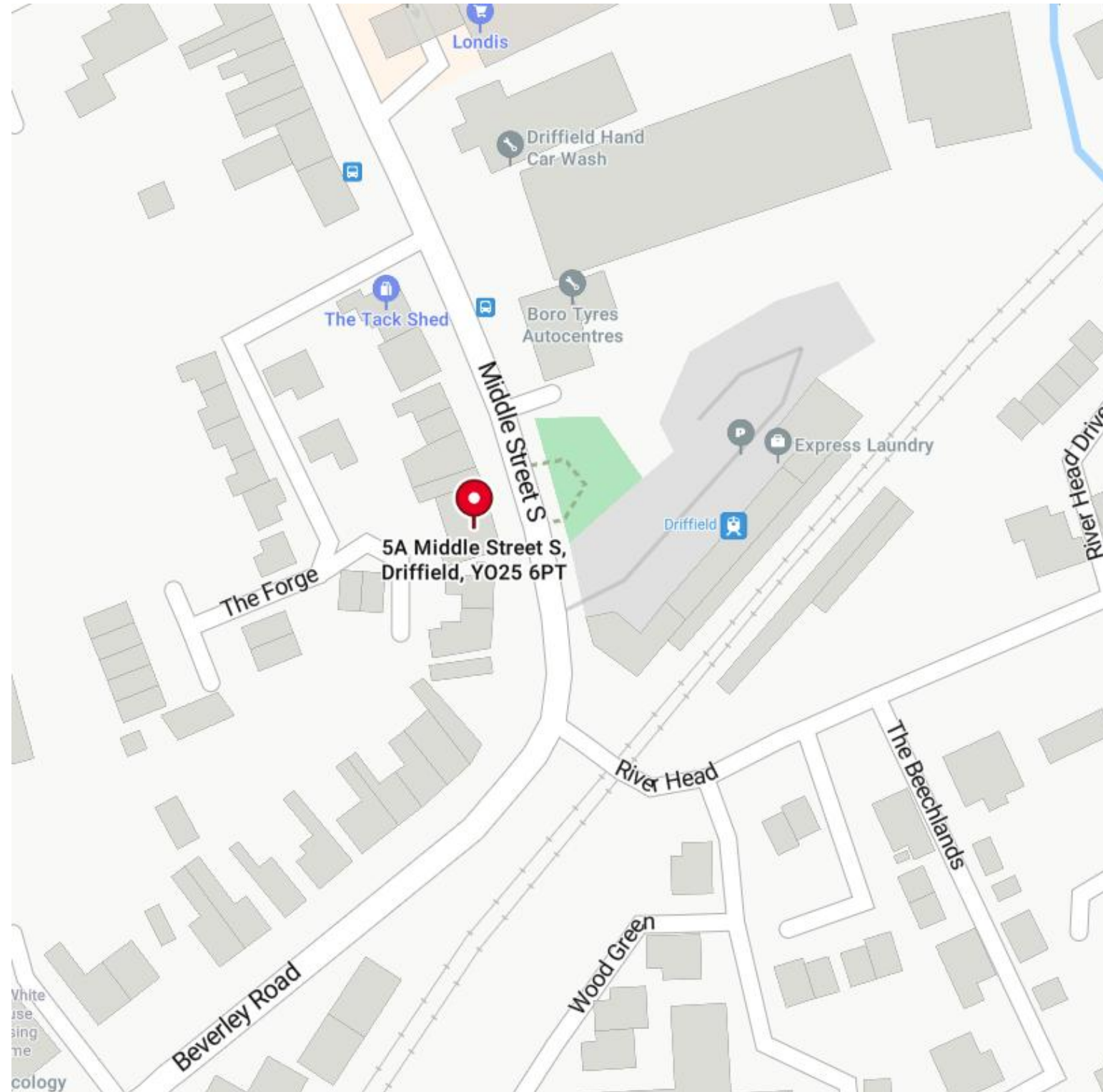
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS



Londis

Driffield Hand Car Wash

The Tack Shed

Boro Tyres Autocentres

Middle Street S

5A Middle Street S,
Driffield, YO25 6PT

Express Laundry

Driffield

The Forge

River Head

River Head Drive

The Beechlands

Beverley Road

Wood Green

White
use
sing
me
cology

The digitally calculated floor area is 48 square metres This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



▪ Est. 1891 ▪
Ulllyotts
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