



23 The Old Maltings
Driffield

YO25 6SP

ASKING PRICE OF

£85,000

2 Bedroom Second Floor Apartment

Est. 1891
Ullyotts
Estate Agents

01377 253456



Lounge/Kitchen Area



2



1



1



Allocated
Parking



Electric Heating

23 The Old Maltings, Driffield, YO25 6SP

A larger than normal self-contained apartment within this converted 'Old Maltings' building. This property provides allocated car parking, this being a real benefit, and the interior of the apartment has been fully re-decorated and re-carpeted prior to being offered for sale.

The accommodation on offer includes generous entrance hall, spacious lounge featuring a kitchen area, two bed rooms, one with en-suite shower room, and bathroom.

'The Old Maltings' building is popular with buyers of all ages given its close proximity to the town centre as well as railway station and also the relatively low running costs.

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 Area



Kitchen



Bedroom 1



En-Suite

Accommodation

ENTRANCE HALL

22' 6" x 4' 6" (6.86m x 1.39m)

With fitted laminate flooring and wall hung electric heater.

LOUNGE/KITCHEN AREA

20' 5" x 20' 4" (6.24m x 6.20m)

A spacious room with an interesting nature by virtue of its irregular shape. Having been recently re-carpeted and benefitting from two wall hung electric heaters. Multiple windows and being open plan to a kitchen area being fitted along two walls with a modern range of kitchen units featuring base and wall mounted cupboards finished with Shaker-style doors in a maple effect. Integrated electric oven and hob with extractor over, Space and plumbing for automatic washing machine and inset one and a half bowl stainless steel with base cupboard beneath. Built-in cupboard housing hot water cylinder.

BATHROOM

8' 7" x 6' 4" (2.62m x 1.95m)

With bath, low level WC and wash hand basin. Semi-tiled above the bath with full tiling around the bath head suitable for a shower curtain installation. Electric heated towel rail and extractor fan.

BEDROOM 1

13' 1" x 8' 11" (4.00m x 2.74m)

With two windows and wall mounted electric heater.

EN-SUITE

6' 5" x 6' 5" (1.97m x 1.96m)

With Quadrant style shower enclosure with plumbed-in shower, low level WC and pedestal wash hand basin. Half tiled walls with full tiling in the shower. Extractor fan and electric heater.

BEDROOM 2

10' 11" x 10' 9" (3.35m x 3.28m)

With laminate flooring and wall mounted electric heater.

OUTSIDE

'The Old Maltings' is a purpose converted development of similar properties and benefitting from communal grounds including small gardens. Number 23 has its own allocated car parking space.

HEATING

Provided by electric heaters.



Bedroom 2

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold. The lease from 2004 is 999 years. Further details on the lease and any additional charges are available upon request.

GROUND RENT & SERVICE CHARGE

We understand there is a ground rent payable of £300.00 per annum. In addition, a service charge is payable in respect of maintenance of common parts, insurance etc. For the current year, 2026, the cost of this is £535.34 per quarter.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.



Bathroom

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.

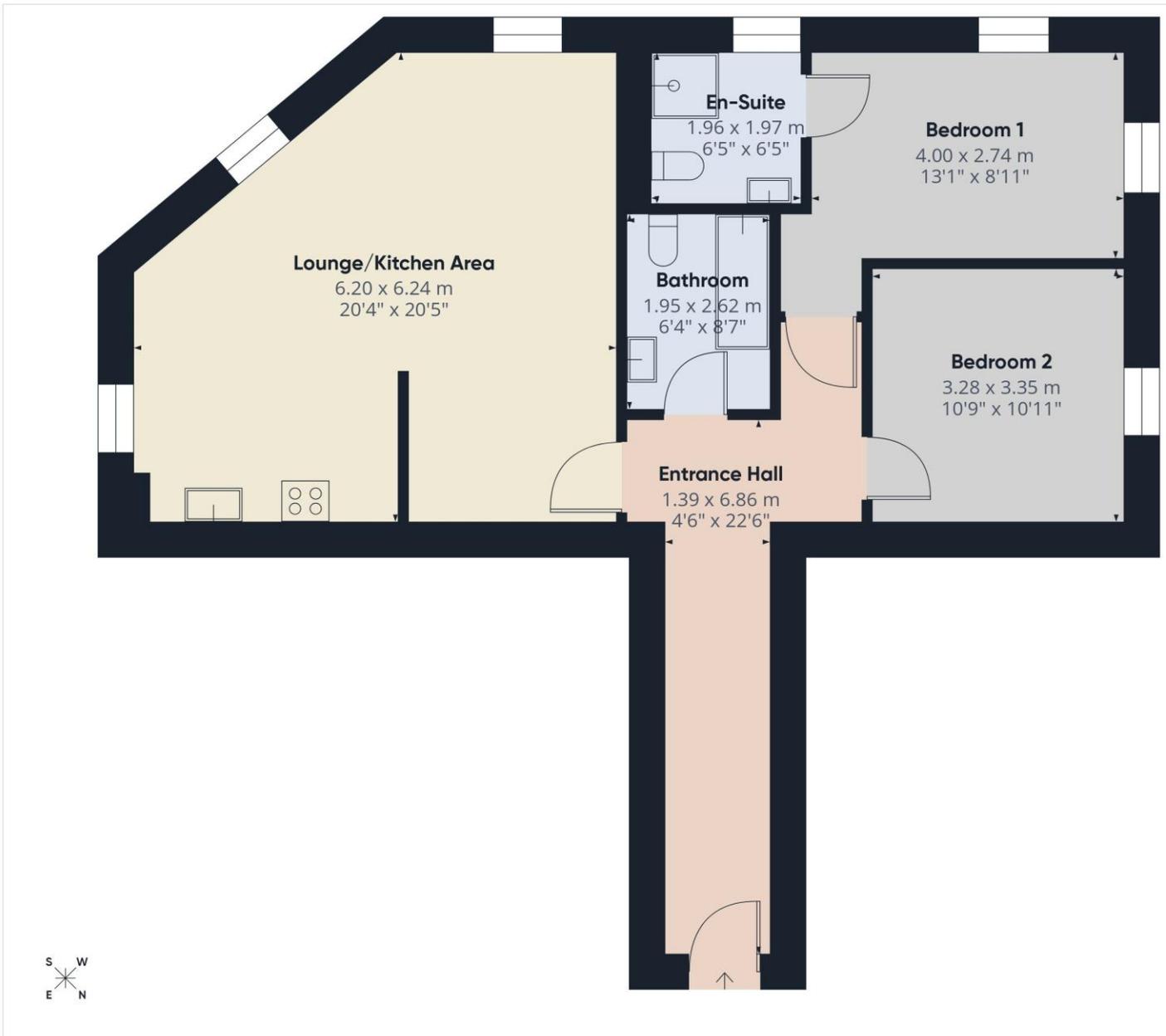
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 78 sq m (844 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

vgate Farm

Water Forloms

DRIFFIELD

The Beck

Driffield Beck

River Hull
West Beck

23 The Old Maltings



Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION

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