



Asking Price  
£125,000

5E Middle Street South,  
Drifffield, YO25 6PT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### SERVICES

The property is understood to all be connected to mains water, electric and drainage.

#### COUNCIL TAX

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

#### 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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# 5 Middle Street South, Driffield, YO25 6PT

## DESCRIPTION

Located a stones throw away from the heart of the town center, 5e Middle Street South is a spacious two/three bedroom second floor flat the size of which is rarely available on the market. Having just benefited from a refurbishment, the property is move-in ready with neutral decor throughout leaving it ready for buyers to put their own stamp on it. The property also comes with its own allocated parking space at the rear and benefits from NO ONWARD CHAIN! Don't miss out, arrange your viewing today!!

The property briefly comprises: A communal entrance hall with a rear door to the parking and a front door leading to the main street, stairs leading to the second floor, a door into the flat with a hallway, lounge, kitchen, two double bedrooms, one smaller room suitable for a home office or a single bedroom family bathroom and allocated parking space. It is also located less than a minute's walk from the train station.

## 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 and stairs leading to all floors.

### ENTRANCE HALL

A spacious entrace way with entrace door to the rear aspect, loft hatch, fitted carpets, thermostat for the heating, wall mounted electric radiator and a power point.

### LOUNGE - 23'5" x 10'4" (7.15m x 3.16m)

A large and light lounge space with window to the front aspect and a velux window to the rear aspect, wall mounted electric radiator, fitted carpets, access to eaves space and TV and power points.

### KITCHEN - 11'8" x 7'11" (3.56m x 2.42m)

Fitted with a range of modern, shaker style wall and base units, tiled splash back, inset one and a half sink with drainer unit, integral fridge/freezer, plumbing for washing machine, plumbing for a dishwasher, electric oven, electric hob, extractor fan, vinyl flooring, power points, and Velux window to the rear aspect,

### BEDROOM ONE - 11'5" x 11'6" (3.50m x 3.53m)

A large double bedroom with window to the front aspect, fitted carpets, access to the eaves, a wall mounted electric radiator and power point

### BEDROOM TWO - 11'5" x 11'5" (3.50m x 3.50m)

Another good size double bedroom with window to the side aspect, fitted carpets, access to the eaves, wall mounted electric radiator and power points

### OFFICE/BEDRRM THREE - 7'11" x 8'0" (2.42m x 2.44m)

A great additional room which could be a great home office or a single bedroom. With velux window to the front aspect, storage cupboard housing water heater, fitted carpets, access to the eaves, wall mounted electric radiator and power points

### BATHROOM - 7'7" x 11'0" (2.33m x 3.36m)

Velux window to the front aspect, partially tiled walls, a three piece bathroom suite comprising: low flush WC, sink with pedestal, panelled bath with over head shower attachment, vinyl flooring, heated electric towel rail, wall mounted electric heater, extractor fan and access to the eaves.

### PARKING

There is an allocated parking space for the apartment to the rear.

### SERVICE CHARGE

The service charge is around £880 per annum. This also includes buildings insurance.

### GROUND RENT

Ground rent is charged at £100 per annum.