



Flat 3, The Firs, 28 Beverley Road  
Driffield  
YO25 6RZ

ASKING PRICE OF

**£110,000**

2 Bedroom First Floor Apartment

▪ **Ullyotts** ▪

EST 1891

01377 253456



View from window

2	1	1	Off Road Parking	Gas Central Heating
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### Flat 3, The Firs, 28 Beverley Road, Driffield, YO25 6RZ

Having been refurbished internally, this is AN OUTSTANDING FIRST FLOOR APARTMENT, well placed for the town centre and local amenities including public transport facilities. Set back from the road and with a south facing aspect from the main rooms, the well proportioned and well presented accommodation comprises entrance hall, 19ft lounge/diner, fitted kitchen, 2 double bedrooms, each with built-in wardrobes, bathroom with shower and WC. Gas central heating & parking to the rear of the building.

An ideal alternative to a small terraced house and perhaps offering much more!

With a sunny south facing aspect from the principal windows this delightful apartment is offered for sale with NO FORWARD CHAIN and represents excellent value for money!

A super first home or investment opportunity in this highly regarded and convenient location. TAKE THE OPPORTUNITY TO VIEW!

#### 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.



Landing



Lounge



Kitchen



Bedroom

## Accommodation

### HARDWOOD ENTRANCE DOOR

Hardwood Entrance door into communal hallway.

Door to:

### ENTRANCE HALLWAY

With feature hardwood staircase giving access to the first floor landing.

### LOUNGE/DINING AREA

19' 4" x 14' 8" (5.89m x 4.47m)

A huge room! Feature gas fire set in wood and marble surround. Dual interfacing arched windows. Radiator.

Door opening into:

### KITCHEN

12' 1" x 7' 7" (3.68m x 2.31m)

A fitted kitchen with units along two walls including base and wall mounted cupboards. Woodblock effect worktop. Stainless steel sink unit, three double wall mounted cupboards. Integrated oven with electric four ring hob and extractor hood. Plumbing for automatic washing machine. Double panelled radiator.

### BEDROOM 1

12' 6" x 11' 3" (3.81m x 3.43m)

With built-in wardrobe. Radiator.

### BEDROOM 2

12' 1" x 9' 8" (3.68m x 2.95m)

With built-in wardrobe. Radiator.

### BATHROOM

With white suite comprising panelled bath with plumbed in shower over, pedestal wash hand basin and low level WC. Airing cupboard housing gas fired central heating boiler. Extractor fan.

### OUTSIDE

Forecourt parking and turning area, adjacent to which are established shrub borders. The garden to the rear is mainly lawned with good shrub borders. There is one dedicated parking space to the rear of the property.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 79 square metres.



Bedroom



Bathroom



Outside



Outside

## CENTRAL HEATING

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

## TENURE

We understand that the property is leasehold. The original lease is 125 years from 1992, so expires in 2117. Ground rent is payable of £125 pa.

A service charge is payable of £1,500 per annum to cover maintenance of common parts, insurance etc.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND

Band B.

## ENERGY PERFORMANCE CERTIFICATE

Rating D.

## 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 Ullyotts.

Regulated by RICS

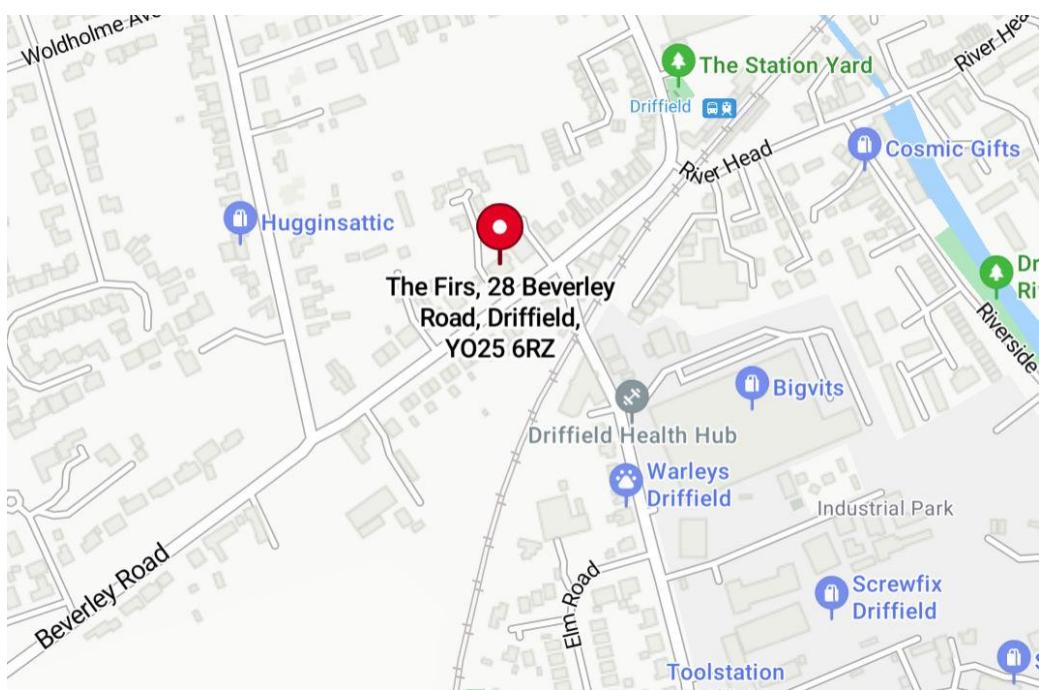
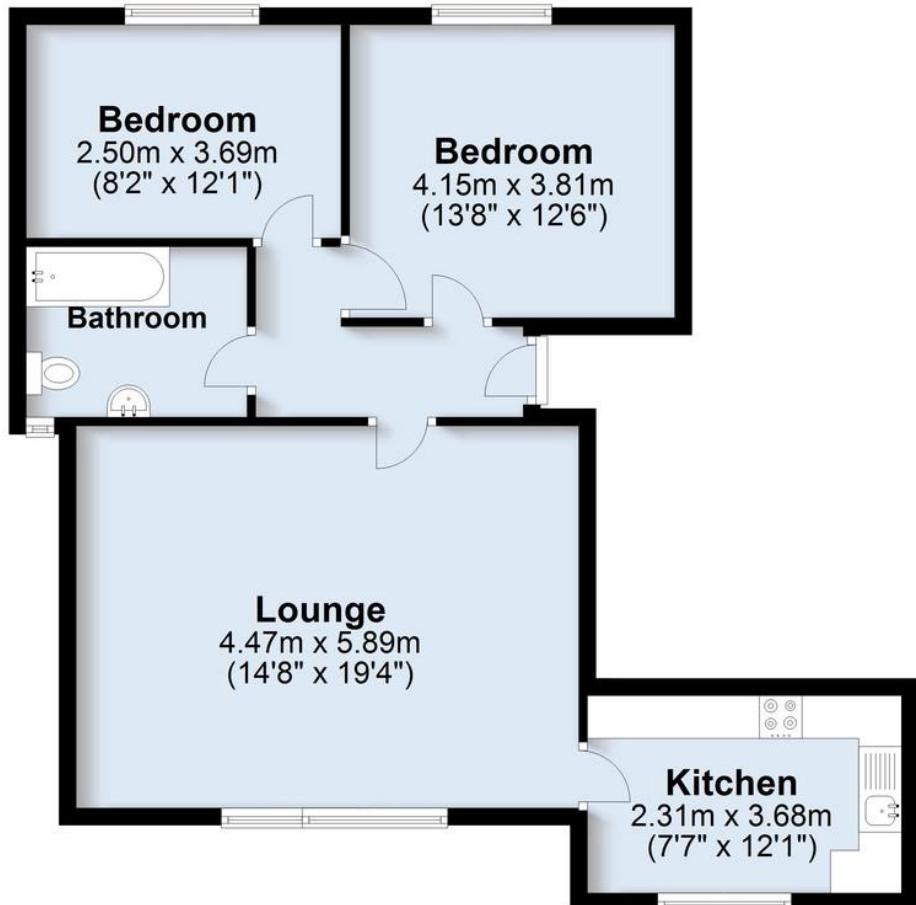


Rear

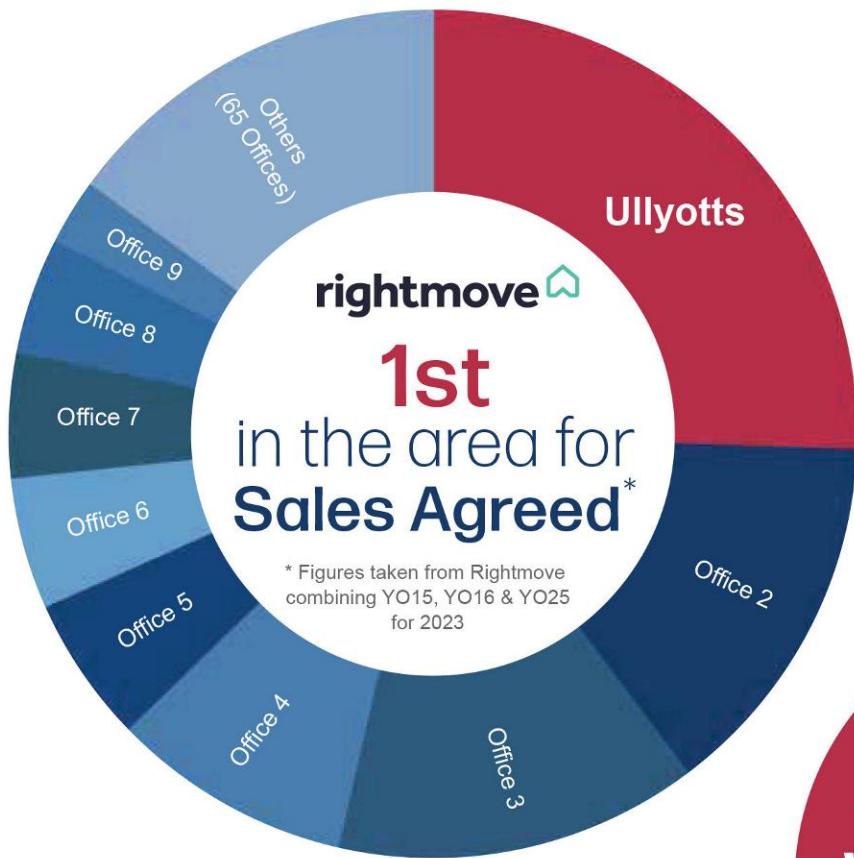
The stated EPC floor area, (which may exclude conservatories),  
is approximately 79 sq m

## Ground Floor

Approx. 71.4 sq. metres (768.2 sq. feet)



# Why Choose Ullyotts?



Our guarantee to you  
**We will never be beaten on fees!**

## Knowledge & Experience

Established in 1891, Ullyotts know the local market.

## Dedicated Teams

Experienced sales teams who live locally and know the area.

## Competitive Fees

Ullyotts guarantee that we will never be beaten on fees.

## Proven Results

Don't just take our word for it...See the above Rightmove pie chart.

## Professional Accreditations

Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulliyotts ■

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