



33 The Old Maltings  
Driffield

YO25 6SP

ASKING PRICE OF

**£60,000**

**1 Bedroom Second Floor Flat**

Est. 1891  
**Ulllyotts**  
Estate Agents

01377 253456



Living/Kitchen area



1



1



1



On Road  
Parking



Electric Heating

### 33 The Old Maltings, Driffield, YO25 6SP

A competitively priced second floor apartment and a rear opportunity for first time buyers to 'get on the ladder'. The property is in need of general updating, however, offers potential buyers the opportunity to create something really special within this well maintained development that is conveniently situated for access into Driffield Town Centre.

The accommodation includes combined lounge and kitchen, bedroom and bathroom with the apartment being accessed via a communal hall serving only a handful of other apartments giving further privacy.

Works required will include a full redecoration, new kitchen and bathroom, floorcoverings etc.

The Old Maltings was converted during the mid-nineties with the development now being well maintained and managed both internally and externally which includes communal garden areas.

#### 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.



Bathroom



Bedroom

## Accommodation

**HALLWAY** 14' 11" x 3' 6" (4.56m x 1.08m)

Leading to all principal rooms.

**LIVING ROOM/KITCHEN** 13' 3" x 10' 10" (4.06m x 3.32m)

With two windows both having a different aspect, built-in basic range of kitchen units, electric heater.

**BEDROOM** 9' 4" x 9' 3" (2.85m x 2.84m)

With window to the exterior and electric heater.

**BATHROOM** 9' 3" x 5' 4" (2.82m x 1.65m)

With suite comprising bath, wash hand basin and WC.

### GARDEN

Communal grounds maintained by the management company.

### HEATING

Individually controlled electric heaters.

### DOUBLE GLAZING

Sealed unit double glazing throughout.

### HOT WATER

Provided by the immersion heater.

### TENURE

We understand that the property is leasehold held on a long lease. A ground rent of £155 is payable every six months with a quarterly service charge payable of £220 to cover maintenance of common parts, buildings insurance etc.

### SERVICES

Mains water, electricity, drainage connected.

### COUNCIL TAX BAND

Band A.

### 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.

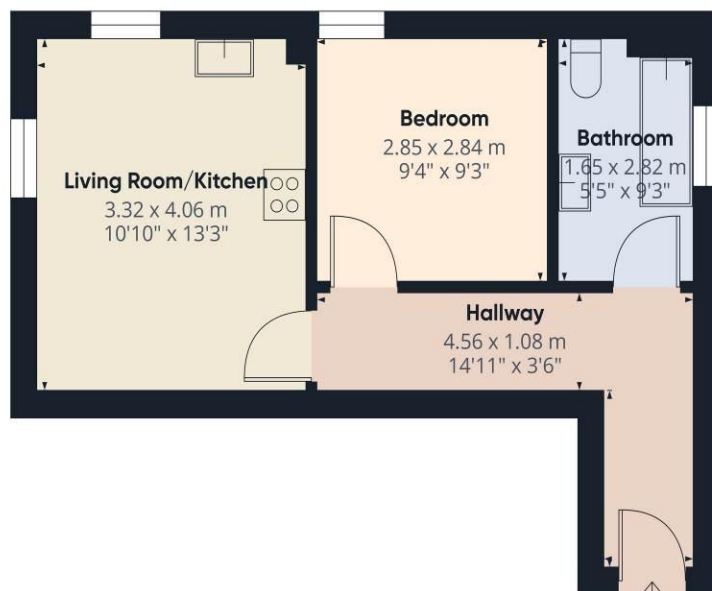
### VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 34 sq m (362 sq ft).

This area may differ from the floor area on the Energy Performance Certificate.



▪ Est. 1891 ▪  
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