



26 Kingsmill Road
Driffield, East Riding of Yorkshire YO25 6FQ
Guide price £89,950



26 Kingsmill Road is a beautifully presented two bedroom first floor flat located on this desirable, residential development located within walking distance of the town centre and all its amenities.

This immaculate property has been updated throughout by the current owner to a high standard in recent years and comprises; entrance hallway, lounge/dining room overlooking the communal grounds, modern fitted kitchen and two good sized bedrooms.

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town.

EPC Rating C



ENTRANCE HALL

Spacious storage cupboard with loft hatch, double cupboard containing recently installed combi boiler and telephone point.

LOUNGE / DINING ROOM

14'4" x 21'8" (4.37m x 6.61m)

Window to front aspect, coving, 2 x space heaters, TV point and telephone point.

KITCHEN

6'11" x 7'9" (2.11m x 2.36m)

Fitted with a range of base, wall and drawer units, splashback, electric oven and space for fridge / freezer.

BEDROOM ONE

8'10" x 10'0" (2.69m x 3.05m)

Window to front aspect, fitted wardrobe, space heater and TV point.

BEDROOM TWO

6'0" x 10'0" (1.83m x 3.05m)

Window to front aspect and space heater.

SHOWER ROOM

5'8" x 7'9" (1.73m x 2.36m)

Shower cubicle, low flush WC, sink and heated towel rail.

ADDITIONAL NOTES

Lovely communal area for residents, suite which can be booked for and used by guests of residents, laundry service and regularly maintained grounds.

LEASEHOLD

The apartment is leasehold and we are reliably informed by the vendor that it is a 999 year lease from 1995. There is a ground rent of £1900.00 payable annually which covers: maintenance of the communal areas, heating and lighting of communal areas, fire alarms, water for No 26 is included, emergency pull cords within property, house manager and window cleaning.

SERVICES

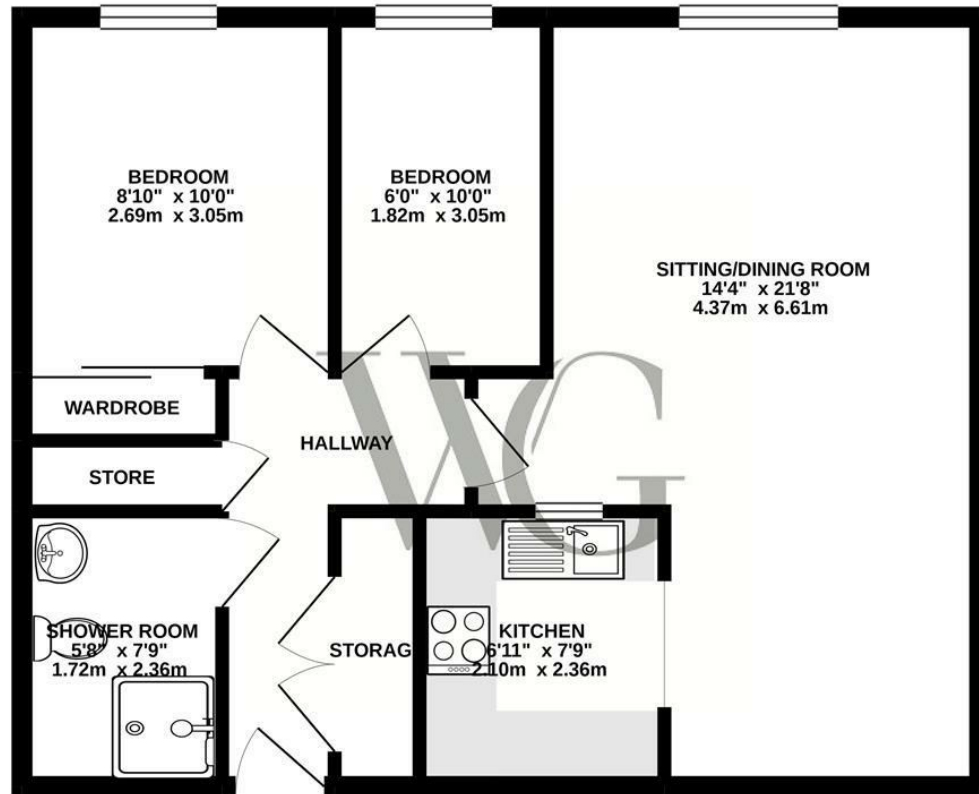
Electric heating and mains drainage.

COUNCIL TAX BAND C



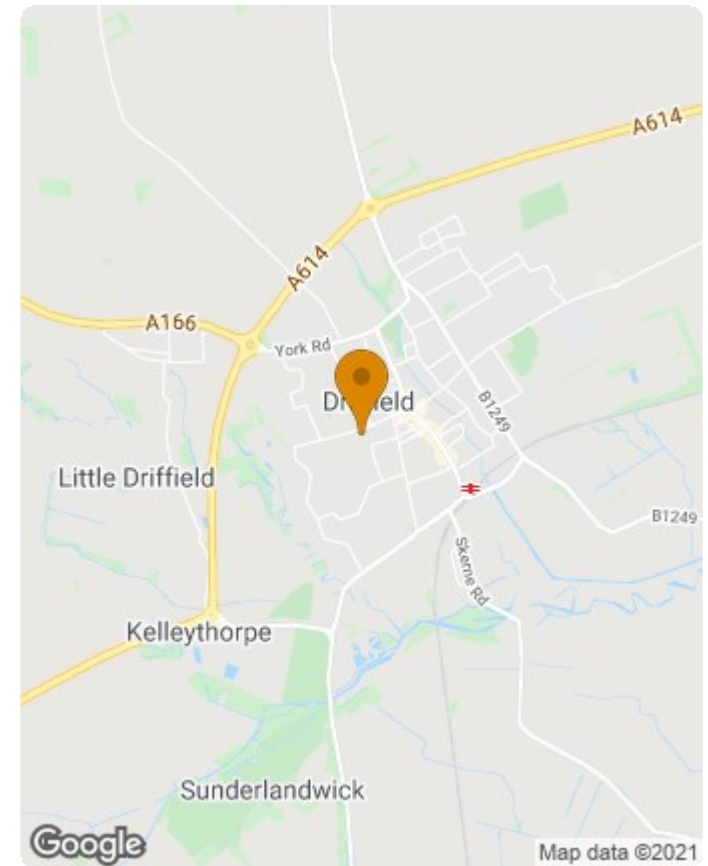


GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	77	80



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