



■ **Ulllyotts** ■  
Chartered Surveyors

**4 Riverhead Court**  
Driffield  
YO25 6NW

Canalside apartment

Characterful accommodation

Ground floor accommodation

Convenient for town centre

Gas fired central heating

Rarely available

**Asking Price Of:**  
**£90,000**



01377 253456

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# 4 Riverhead Court

Driffield

YO25 6NW



A beautifully appointed ground floor apartment set within this converted granary offering stunning views across Driffield Canal. The property is rare in the fact that it has full gas central heating as well as a lovely balcony onto the canal itself which greatly enhances the interior accommodation. Riverhead Court is conveniently situated for access to Driffield town centre as well as the railway station and the accommodation includes lounge, kitchen, bedroom and bathroom. Parking is available on the street.

## DRIFFIELD

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 very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

## ENTRANCE HALL

Built in storage cupboard. Radiator.

## BATHROOM

With suite comprising low level WC, pedestal wash basin and panelled bath with mixer shower over. Fully tiled walls, heated chrome towel rail and radiator.



## LOUNGE

15' 9" x 12' 2" (4.81m x 3.71m)

With door leading out onto a balcony directly overlooking the canal, beamed ceiling feature and exposed painted brickwork feature, three radiators and opening into:



## KITCHEN

7' 7" x 8' 11" (2.32m x 2.74m)

Being fitted with a range of kitchen units featuring painted fronts including base and wall mounted cupboards, dual stainless steel sink with single drainer, space for automatic washing machine, built-in cupboard housing fridge freezer, space and provision for a gas cooker with extractor hood.





## BEDROOM

11' 8" x 13' 4" (3.56m x 4.07m)

With a window overlooking the canal, beamed ceiling feature and built-in range of wardrobes. Radiator.



## TENURE

The property is leasehold. Details in respect of the lease have been requested of the vendor.

## GROUND RENT AND SERVICE CHARGE

A service charge is payable in respect of the property to cover maintenance of common parts, insurance etc. Ground rent is also payable per annum. We have requested formal details relating to this however our verbal enquiries have established that the total payment for the service charge and ground rent is in the region of £600 per annum.

## CENTRAL HEATING

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

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

## ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## SERVICES

All mains services are available at the property.

## WHAT'S YOURS WORTH?

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## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

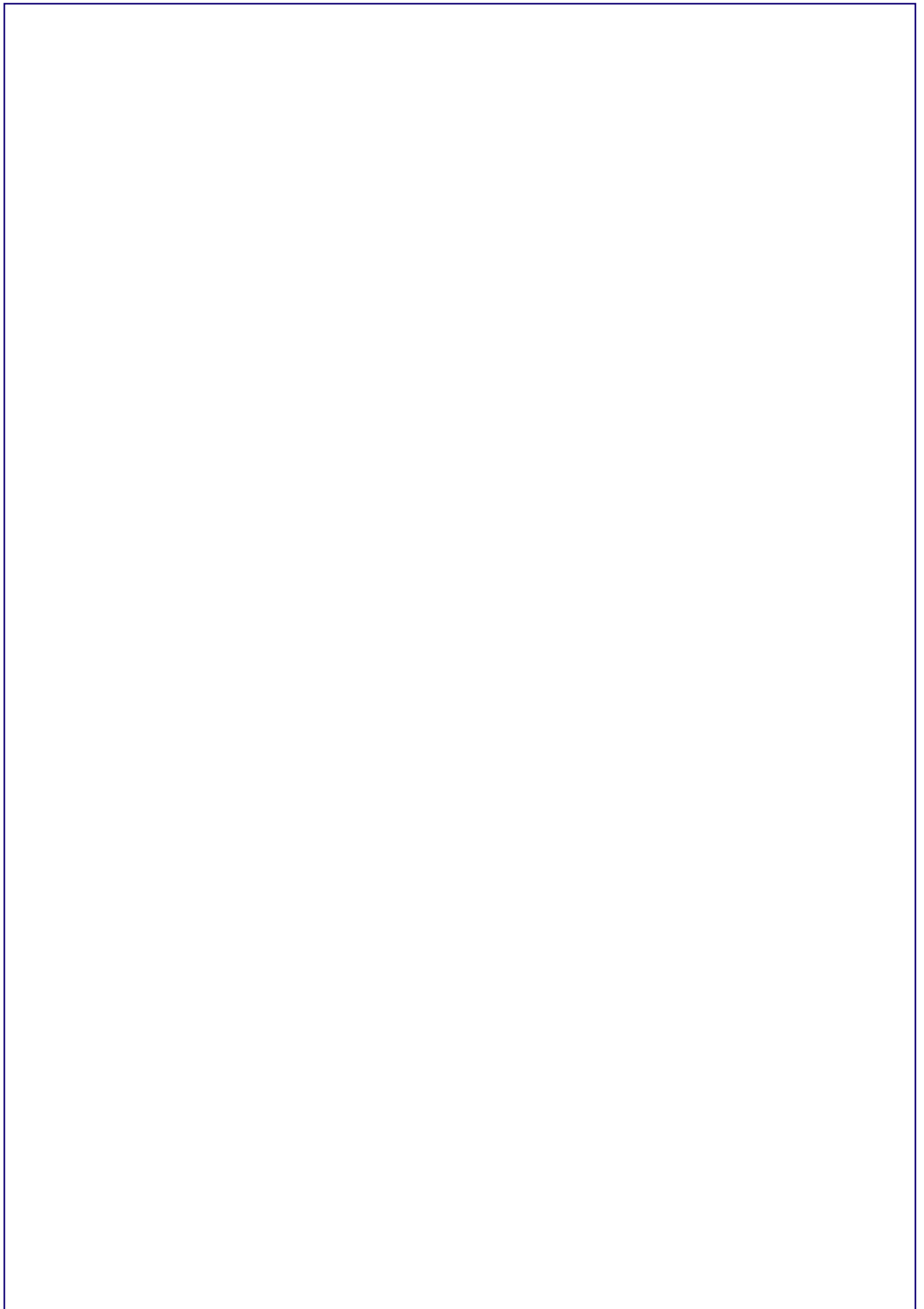
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

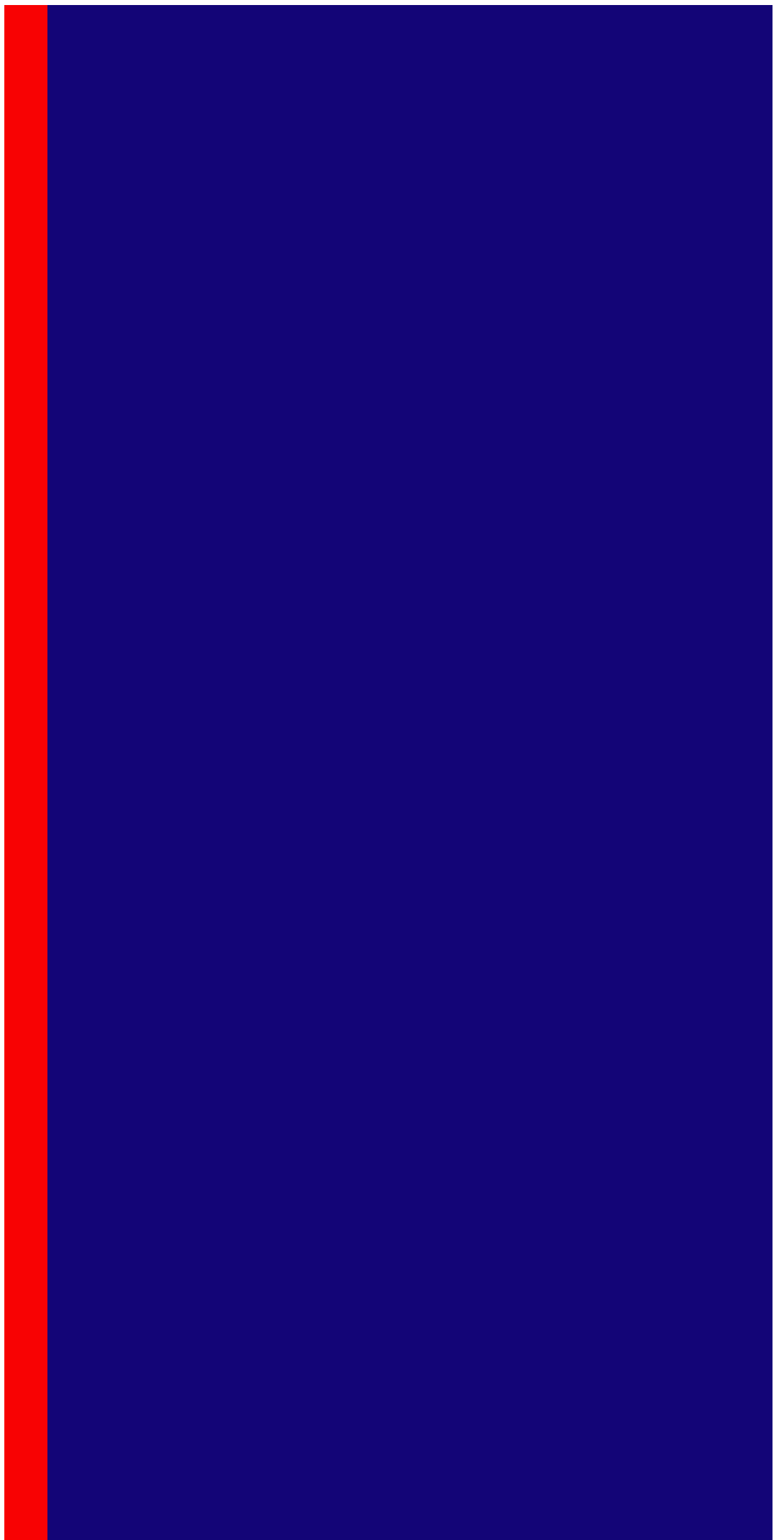
Strictly by appointment (01377) 253456

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**Ground Floor**







**64 Middle Street South, Driffield, YO25 6QG**

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