



**Ulllyotts**  
Chartered Surveyors

**39 The Old Maltings**  
Drifffield  
YO25 6SP

Penthouse apartment  
Attractive original features  
Open Plan lounge with kitchen

One bedroom  
Bathroom  
Permit parking

**Asking Price Of:**  
**£80,000**



01377 253456

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# 39 The Old Maltings

Driffield  
YO25 6SP



A fabulous penthouse apartment within this popular residential development, convenient for access into Driffield town centre as well as the railway station. The property provides delightful accommodation that retains many of the original features of the original building and now includes open plan lounge with kitchen, double bedroom and spacious bathroom. There is parking within the communal parking facility and an early inspection is thoroughly recommended!

The Old Maltings is a well run development of apartments of varying styles and sizes and it is considered that this is one of the superior apartments within the building having, panoramic views across Driffield.

## 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.

## COMMON LANDING



## ENTRANCE HALL

A large, spacious entrance hall with ample room for furniture and to utilise for homeworking, if required.

## LOUNGE

12' 11" x 13' 1" (3.96m x 4m)

With feature exposed timber rafters from the original building, sloping ceilings and being open plan into:



## KITCHEN

6' 6" x 11' 7" (2m x 3.54m)

Fitted with a range of modern kitchen units featuring Shaker style doors with a maple finish.

Integrated appliances include electric oven and hob, one and a half bowl stainless steel sink.



**BEDROOM** 13' 4" x 11' 4" (4.07m x 3.46m)  
With exposed timber rafters from the original building, sloping ceilings and Velux style windows. Wall mounted electric heater.



**BATHROOM** With suite comprising low level WC, bath and wash basin.



## **OUTSIDE**

Permit parking.

## **TENURE**

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

## **CENTRAL HEATING**

The property benefits from electric heating.

## **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

## **SERVICES**

Services include water, electricity, telephone and drainage.

## **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).

## **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.

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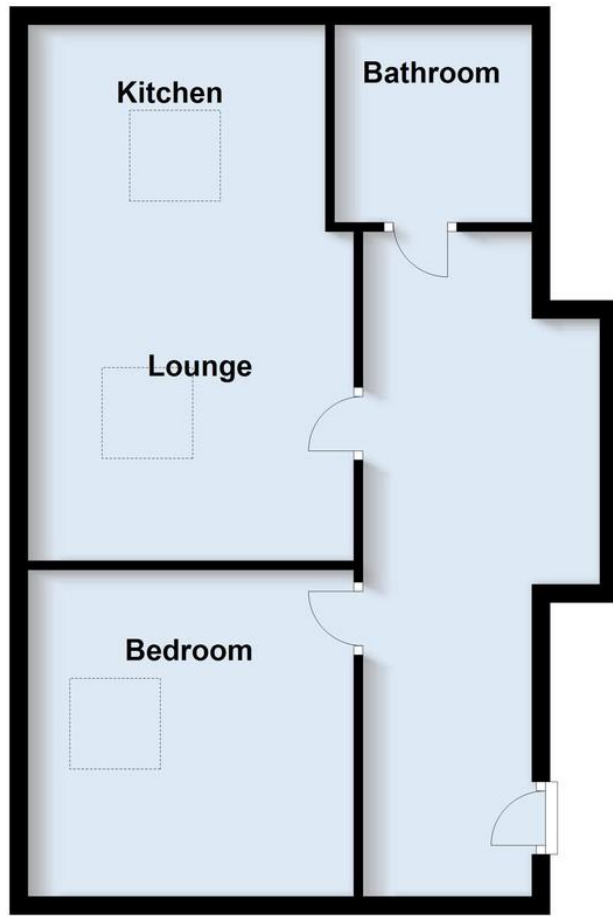
\*by any local agent offering the same level of service.

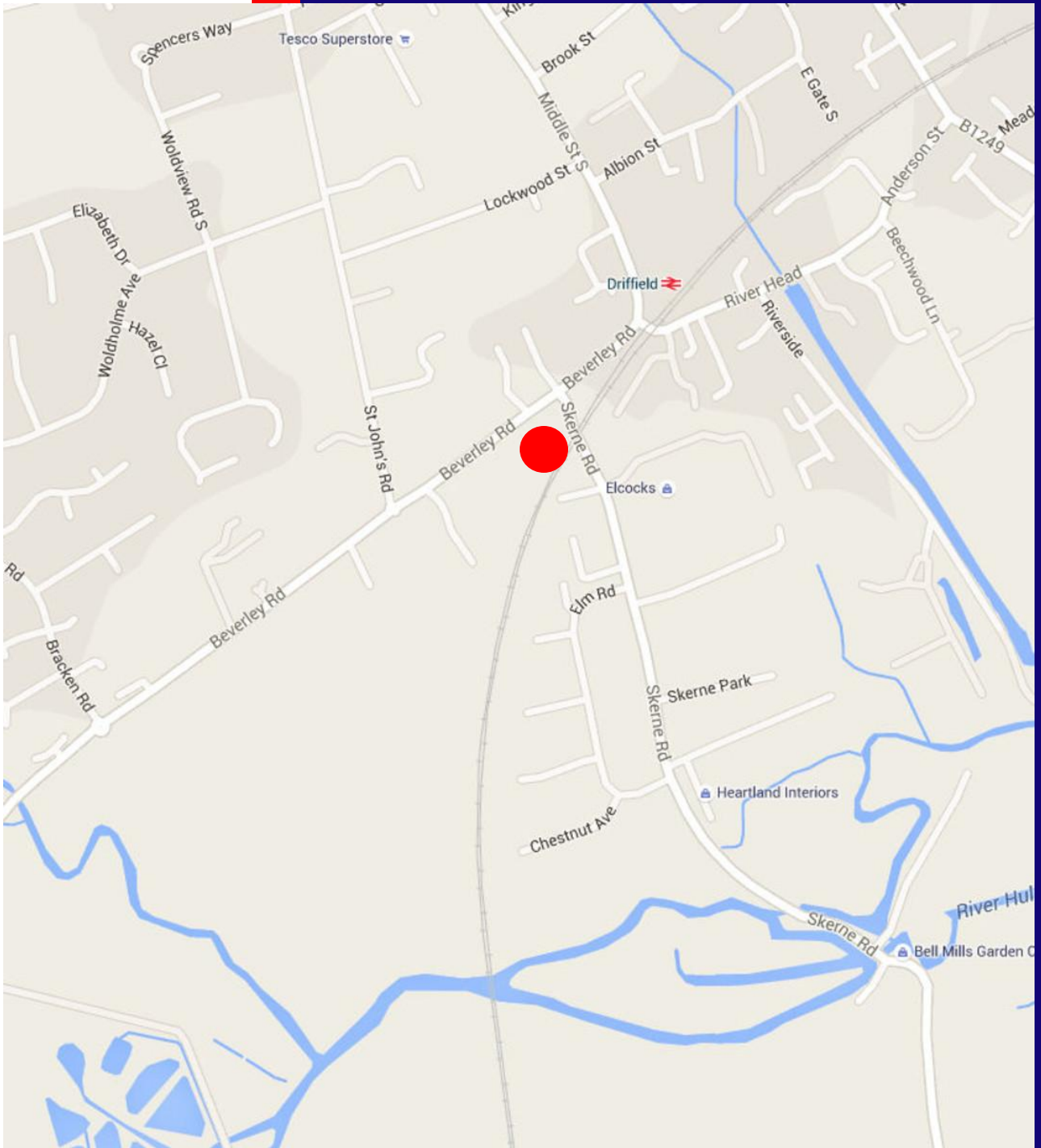
## **VIEWING**

Strictly by appointment (01377) 253456

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**Ground Floor**







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

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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