



**Ulllyotts**  
Chartered Surveyors

**9 The Old Maltings**  
Driffield  
YO25 6SP

One bedroom flat

Ground floor

Spacious kitchen/living room

Double bedroom

Modern bathroom

Electric heating and uPVC DG

**Asking Price Of:**

**£69,950**



01377 253456

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## 9 The Old Maltings

Driffield

YO25 6SP



An excellent starter or investment property located within a purpose built development currently let on an assured short hold tenancy and is achieving £4200 per annum. The property is offered for sale either with vacant possession (subject to statutory notice) or with the tenant in situ. The accommodation includes combined lounge with kitchen, bedroom and bathroom and is ideally situated on the ground floor within convenient access of the main entrance to the building.

**NB Photographs included within this listing were taken when the property was left previously.**

### 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.

### COMMUNAL FRONT ENTRANCE DOOR

Opening into communal entrance hall with letterboxes.

**FLAT FRONT ENTRANCE DOOR** Opening into:

**ENTRANCE HALL** Tiled wood-effect vinyl flooring. Central light fitting. Smoke alarm. Telephone entry system. Doors to

**KITCHEN/LIVING ROOM** 21' 7" x 8' 7" (6.58m x 2.63m) Tiled wood-effect vinyl flooring. One and one half bowl stainless steel sink unit with mixer tap. Range of units including wall-mounted cupboards and base units with drawers. Four ring electric hob with extractor hood. Built-in electric oven. Wall-mounted decorative coal-effect electric fire to living area.



**BEDROOM** 13' 1" x 8' 10" (4m x 2.7m) Tiled wood-effect vinyl flooring.



**BATHROOM** 8' 2" x 5' 4" (2.5m x 1.65m) Tiled wood-effect vinyl flooring. Panelled bath with mixer tap and shower attachment. Glass shower screen. Low-level WC and pedestal wash hand basin. Electric towel radiator. Fully wall tiled around shower area and half-height tiling elsewhere.



## **CENTRAL HEATING**

Heating provided by wall-mounted electric fire in living area and electric towel radiator to bathroom.

## **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

## **TENURE**

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

## **SERVICE CHARGE**

A maintenance charge is payable to cover the cost of the ongoing maintenance of common parts. We have made further enquiries regarding the cost of this and await the results.

## **PARKING**

On-street parking available.

## **COUNCIL TAX BAND**

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

## **ENERGY PERFORMANCE CERTIFICATE**

The property is currently rated band D.

## **SERVICES**

Mains water, drainage and electric either available or connected.

## **NOTE**

Heating systems and other services have not been checked.

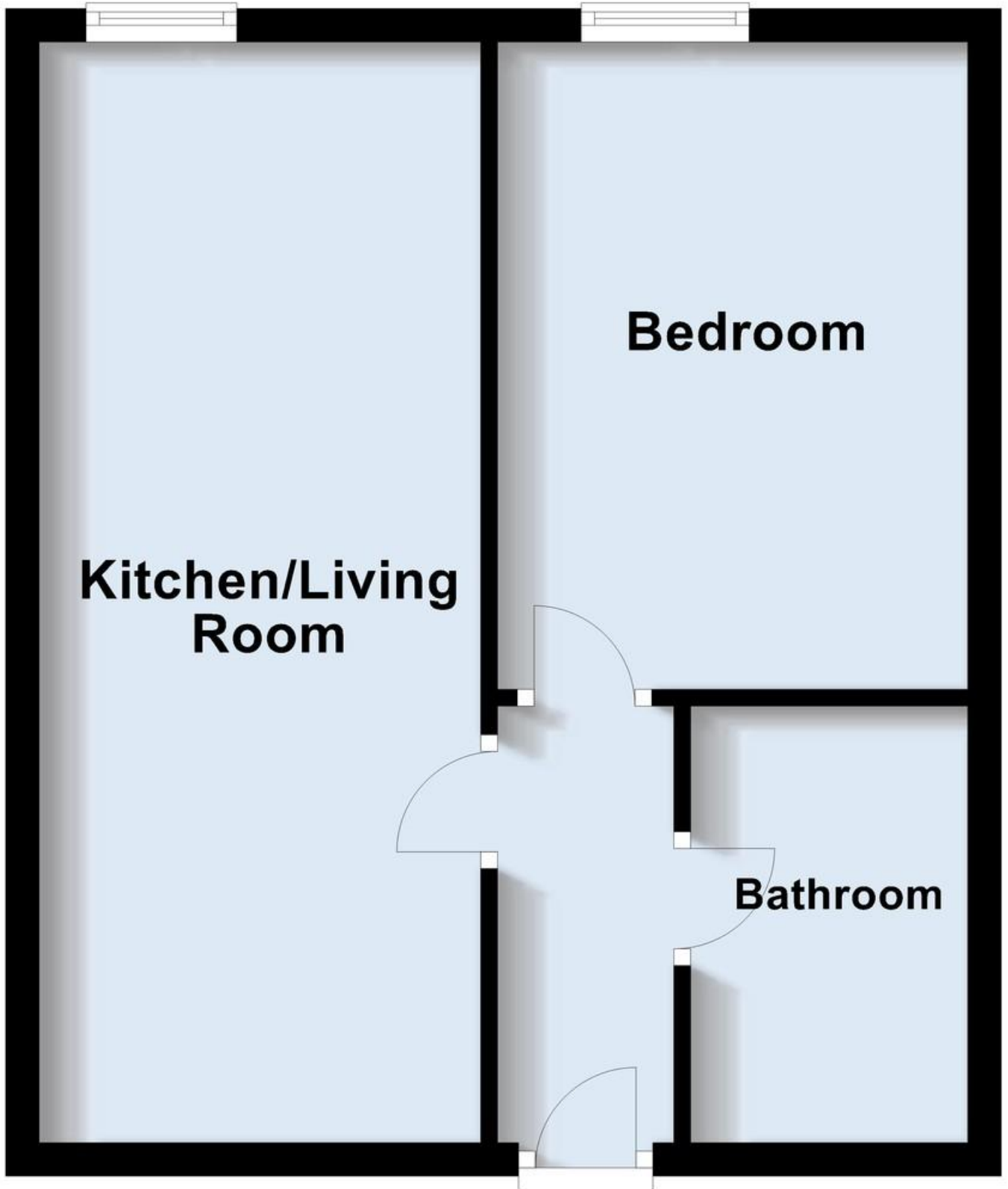
All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any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

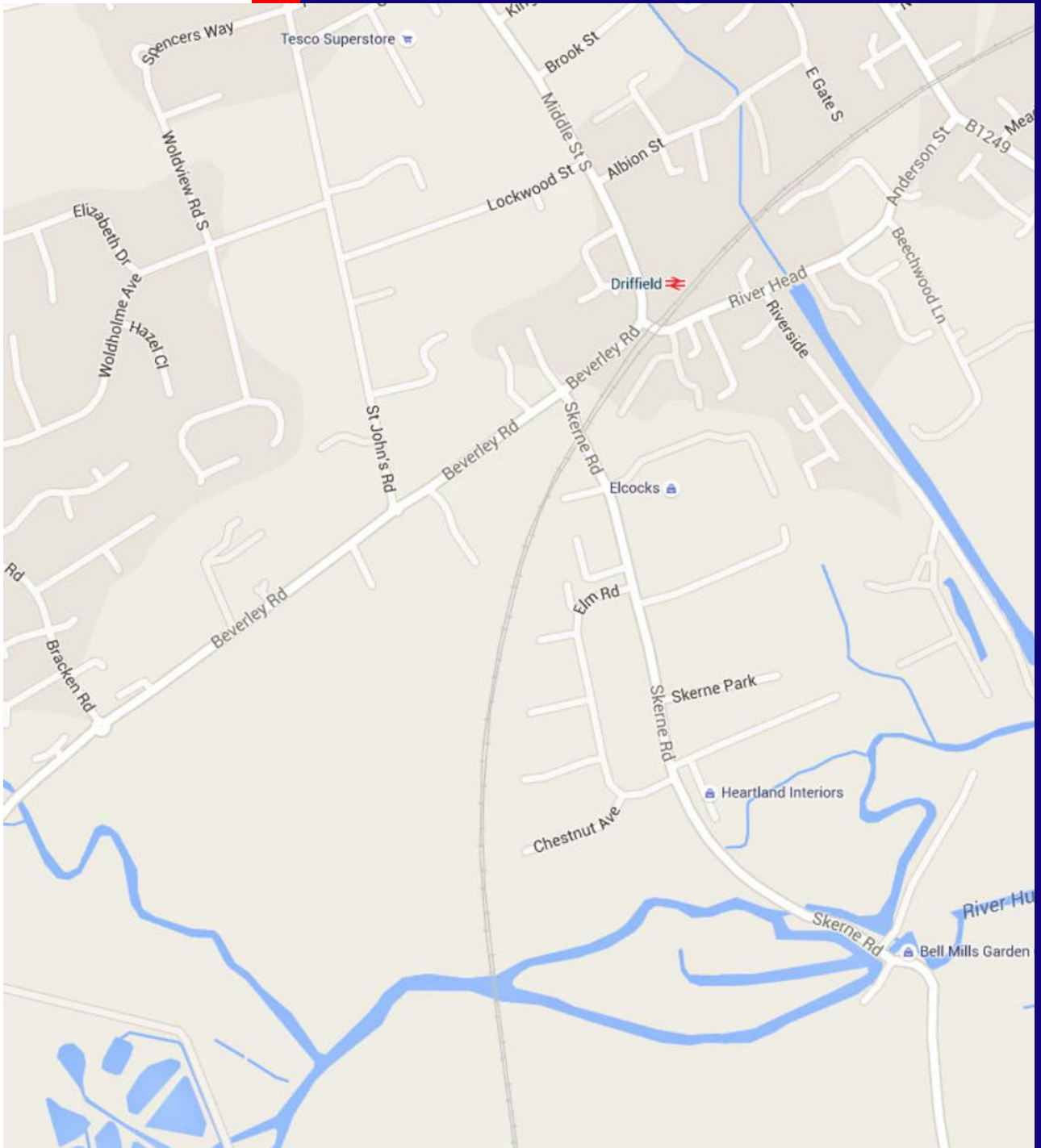
**VIEWING**

Strictly by appointment (01377) 253456 or  
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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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