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Chartered Surveyors

35 The Old Maltings
Driffield
YO25 6SP

Self contained apartment
Convenient for town
Two bedrooms

Purpose converted development
Allocated Parking
NO CHAIN

Asking Price Of:
£82,500



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

35 The Old Maltings

Driffield
YO25 6SP



A superb self contained two bedroom apartment within this converted development. The property is in good order throughout and has individual features such as exposed beams and a spiral staircase leading up to a second floor. There is allocated car parking and the property itself is conveniently situated for access to the town centre by foot and also rail and bus stations.

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.

ACCOMMODATION

MAIN RECEPTION/HALLWAY

With access to other apartments via staircase and lift.

SECONDARY HALLWAY

With semi-private access to adjacent apartments.

HALLWAY

With fitted laminate flooring and doors leading off to the principal accommodation.

SITTING ROOM 12' 9" x 22' 4" (3.91m x 6.81m)

With fitted laminate flooring and delightful exposed truss and beams plus window offering views. Spiral staircase leading off to secondary floor. Electric heater.



KITCHEN 9' 10" x 8' 9" (3.00m x 2.69m)



BEDROOM 1

12' 7" x 12' 5" (3.86m x 3.81m)

Fitted laminate flooring and exposed truss and beams together with a Velux style window. Wall mounted electric heater.



BATHROOM

With white suite comprising panelled bath, having mixer taps and shower head, pedestal wash basin and low level WC. Fully tiled walls plus ceramic tiled floor. Velux style window and electric heater towel rail. Exposed beam feature.

BEDROOM 2

15' 3" x 8' 0" (4.67m x 2.44m)

With wall mounted electric heater and fitted carpet.

HEATING

The property is heated via a electric heating system.

DOMESTIC HOT WATER

Provided by the immersion heater.

TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges have been requested of the seller.

SERVICE CHARGE

Details awaited.

SERVICES

Mains 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

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D. 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.

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.

WHAT'S YOURS WORTH?

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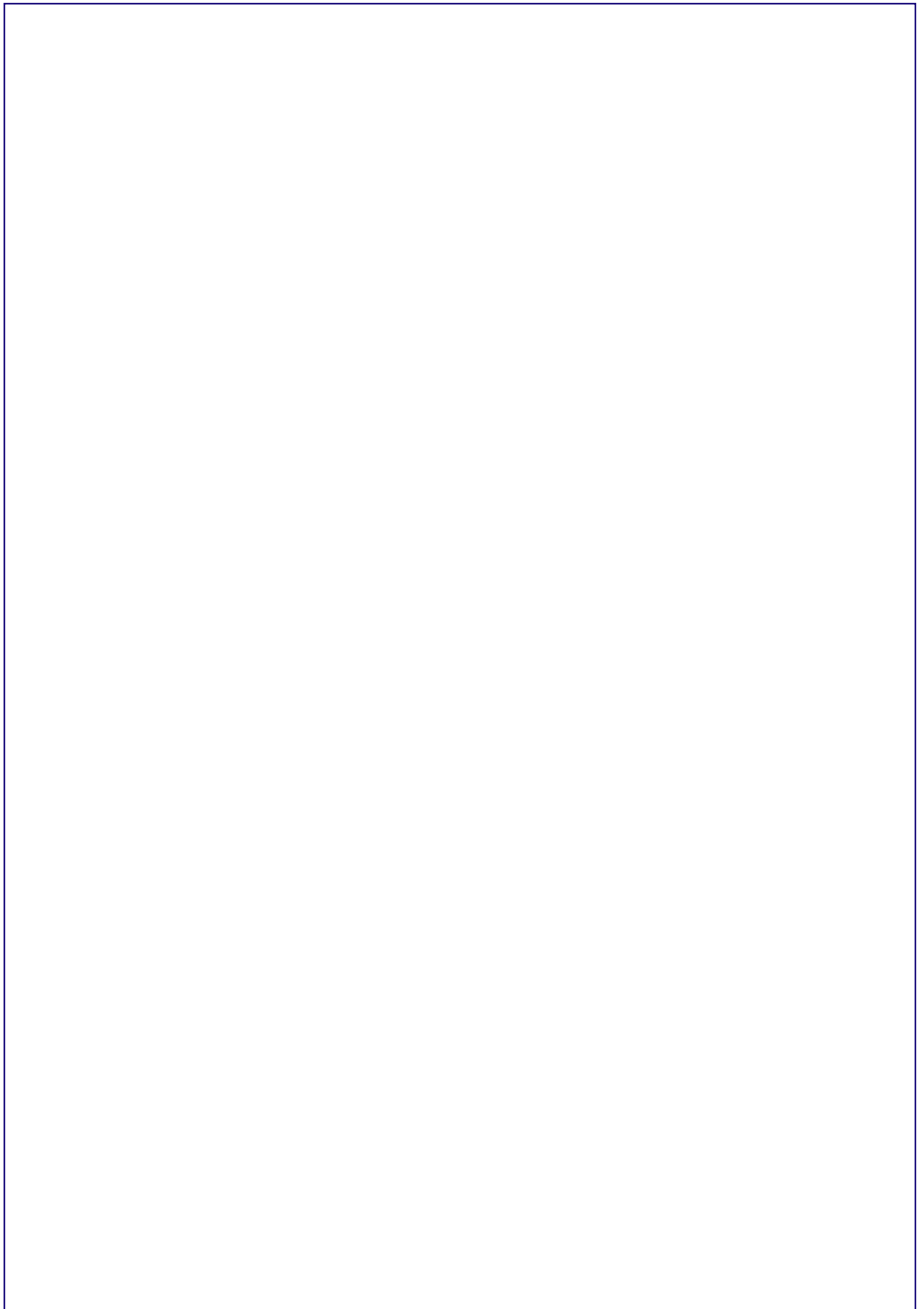
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*by any local agent offering the same level of service.

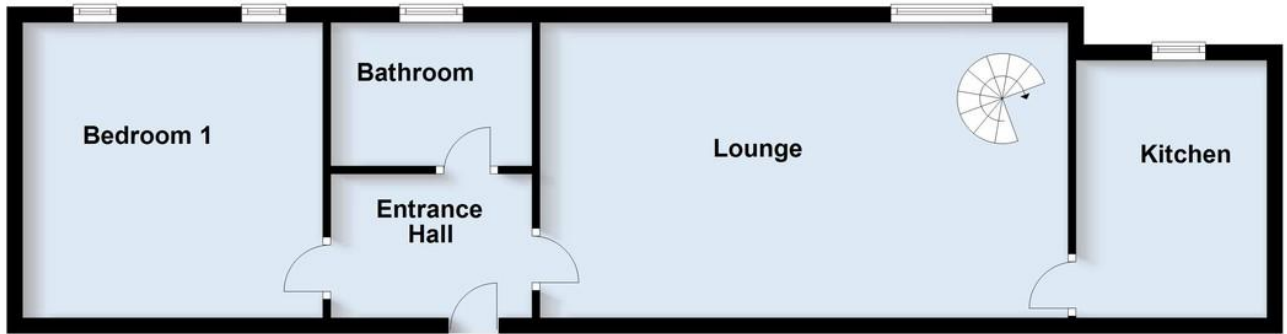
VIEWING

Strictly by appointment (01377) 253456

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Ground Floor



First Floor



