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26 The Old Maltings
Drifffield
YO25 6SP

Self-contained apartment
Close to town centre
Well-appointed throughout

Excellent first home
Potential investment property
Excellent value for money!

Asking Price Of:
£80,000



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PROPERTY PROFESSIONALS SINCE 1891

26 The Old Maltings

Driffield
YO25 6SP



Forming part of, what has become, a highly regarded residential development within close proximity of the town centre, this is a very attractively presented, self-contained, apartment on the second floor. The accommodation on offer includes attractive lounge with open plan kitchen leading off, double bedroom and nicely fitted bathroom. The property is ideal as a first home or indeed investment property and it is currently let on an Assured Shorthold Tenancy.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, M&Co, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

ACCOMMODATION

ENTRANCE HALL

A spacious entrance to the apartment with immediate access to all principal rooms.

KITCHEN/LOUNGE

21' 6" x 10' 4" (6.56m x 3.16m)

narrowing to 2.88m) A delightful open plan space, the lounge featuring a wall mounted electric heater and the kitchen area being fitted with a range of base and drawer units with worktops over and larder-style cupboards plus wall mounted units to match. Inset one and a half stainless steel sink with base cupboard beneath, electric oven, hob and extractor fan. Space and plumbing for automatic washing machine. Built-in cupboard housing hot water cylinder and fridge/freezer.



BEDROOM

9' 11" x 9' 11" (3.03m x 3.03m)

With outside window.



SHOWER ROOM

With Quadrant style shower enclosure housing a mixer style shower, low level WC and pedestal wash hand basin. Half-tiled walls. Electric heated towel rail.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 37 square metres.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold. We await further details relating to the Lease.

A service charge is payable in respect of maintenance of the common parts. We are verbally advised that the charge for the year 2023 is £1071.

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 rating is C. The Certificate is available on the internet.

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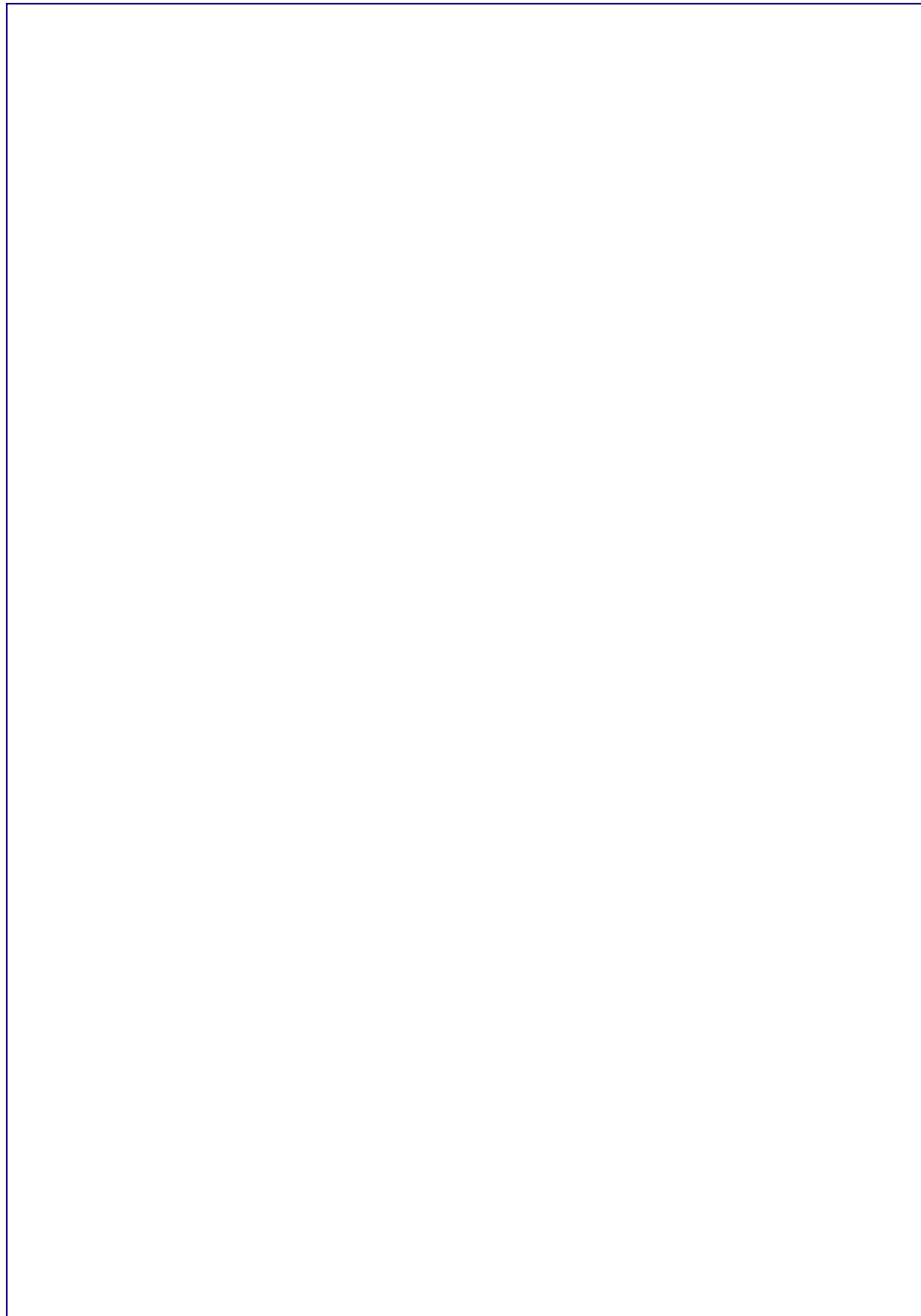
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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment (01377) 253456

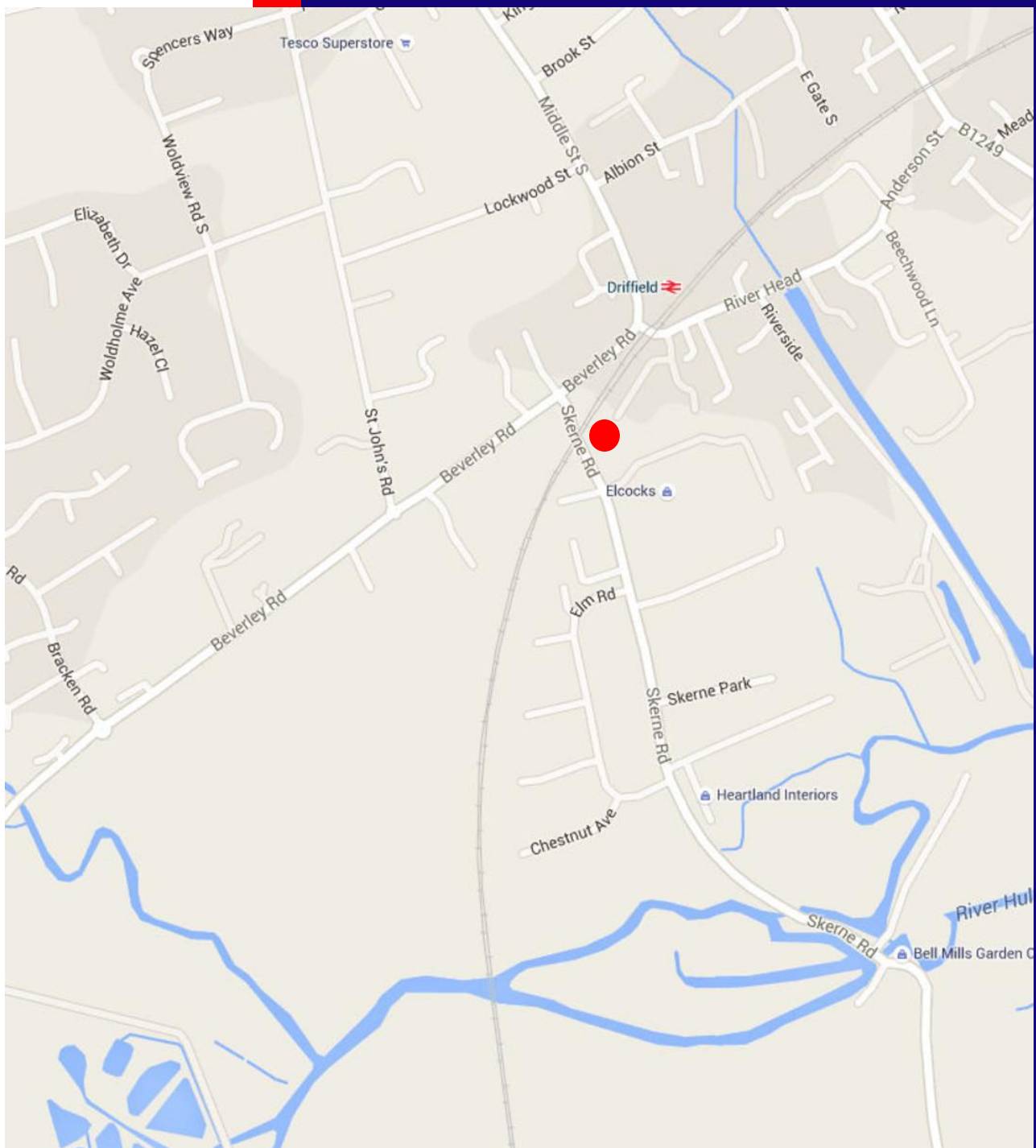
Regulated by RICS



The stated EPC floor area (which may exclude conservatories)
is approximately 37 sq m

Ground Floor





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