



Dee Atkinson & Harrison

Approximate total area**
226.05 sq ft
21.00 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Dee Atkinson & Harrison

Approximate total area**
263.42 sq ft
24.47 m²

(*) Excluding balconies and terraces

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GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

SERVICES
Electric heating throughout, main sewage and water.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Guide Price
£98,500

12 Riverhead Court,
Driffield, YO25 6NW



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE

Staircase leading to an intercom system with code entry.

ENTRANCE HALL- 8'2 (2.51m) x 4'11 (1.51m)

Door to the front aspect, exposed beams, stairs leading to the first floor, fitted carpet and power points.

LOUNGE- 14'5 (4.41m) x 11'4 (3.46m)

Window to the rear aspect, tall ceilings with exposed beams, stairs leading to the ground floor, fitted carpet, electric wall hung radiator, TV point and power points.

KITCHEN- 10'0 (3.07m) x 11'7 (3.55m)

Double windows to the front aspect, exposed beams, a range of wall and base units, tiled splash back, sink with drainer unit, space for fridge or freezer, washing machine, electric hob, electric oven, under counter spot lights, laminated flooring, electric wall hung radiator and power points.

BEDROOM ONE- 11'4 (3.47m) x 11'6 (3.52m)

Double bedroom to the ground floor with window to the rear aspect overlooking the river, exposed beams, understairs storage cupboard with lighting, electric wall hung radiator, fitted carpet, telephone point and power points.

BATHROOM- 6'5 (1.96m) x 5'5 (1.67m)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with electric over head shower and shower curtain,

PARKING

Off street parking which is assigned to residents only.

SERVICES

Electric heating throughout, main sewage and water.

TENURE

This property is leasehold. There is 140 years left on the lease. There is a payable annual ground rent of £126 which also includes buildings insurance and a annual service charge of £352.

12 Riverhead Court, Driffield, YO25 6NW

DESCRIPTION

This one bedroom, maisonette style apartment at Riverhead Court has beautiful views overlooking the canal. Located just a short walk from the town centre and the train station. Neutrally decorated though, it has been very well kept and maintained - a perfect investment property or home for someone wanting to get on the property ladder. No Chain.

The property briefly comprises:- entrance hall with two doors leading off to the bathroom and double bedroom, stairs leading to the first floor with lounge and kitchen.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

