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Chartered Surveyors

**9 White House Mews
Driffield
YO25 6XB**

Self-contained apartment
Convenient for access to town
Allocated parking

First floor accommodation
2 Bedrooms
OFFERS INVITED

**Asking Price Of:
£67,500**



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PROPERTY PROFESSIONALS SINCE 1891

9 White House Mews

Driffield

YO25 6XB



Seldom available within this exclusive development for the over 55s, this is a superb first floor apartment, having delightful views to the front over communal gardens. A particular feature of this development is its close proximity to the town centre thoroughfare whilst being tucked away in a quiet of the way position.

The apartment itself includes 2 bedrooms together with front facing lounge, kitchen and bathroom.

There is allocated car parking to the front and surrounding communal grounds.

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 ENTRANCE TO THE APARTMENT

Stairs leading to First Floor and secondary lockable Entrance to main apartment.

ENTRANCE HALL

LOUNGE

15' 6" x 10' 10" (4.73m x 3.31m)

With fitted electric fire, patio doors with Juliette balcony overlooking attractive communal grounds and out towards Beverley Road.



KITCHEN

7' 8" x 5' 9" (2.34m x 1.76m)

With basic range of kitchen units and worktops together with stainless steel sink and base cupboard beneath and space and plumbing for automatic washing machine.



BATHROOM

With panelled bath, low level WC and pedestal wash hand basin. Electric shower.

BEDROOM 1

12' 10" x 8' 5" (3.92m x 2.58m)

Economy 7 heater.



BEDROOM 2

8' 7" x 6' 9" (2.62m x 2.08m)

Economy 7 heater.



OUTSIDE The property stands within communally maintained grounds and the subject property benefits from an allocated car parking space.



There is a vehicular access leading from Beverley Road.

CENTRAL HEATING

The property benefits from Economy 7 storage heaters.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout within wooden frames.

TENURE

We understand that the property is leasehold. A 99 year lease was granted in 1990.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

SERVICES

Mains water, electricity and drainage connected.

MAINTENANCE AND SERVICE CHARGE

A charge is payable by way of 4 equal payments of £295.75 to cover the on-going cost of maintenance to the common parts, Insurance and ground rent.

NOTES

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.

Floor plans are for illustrative purposes only.

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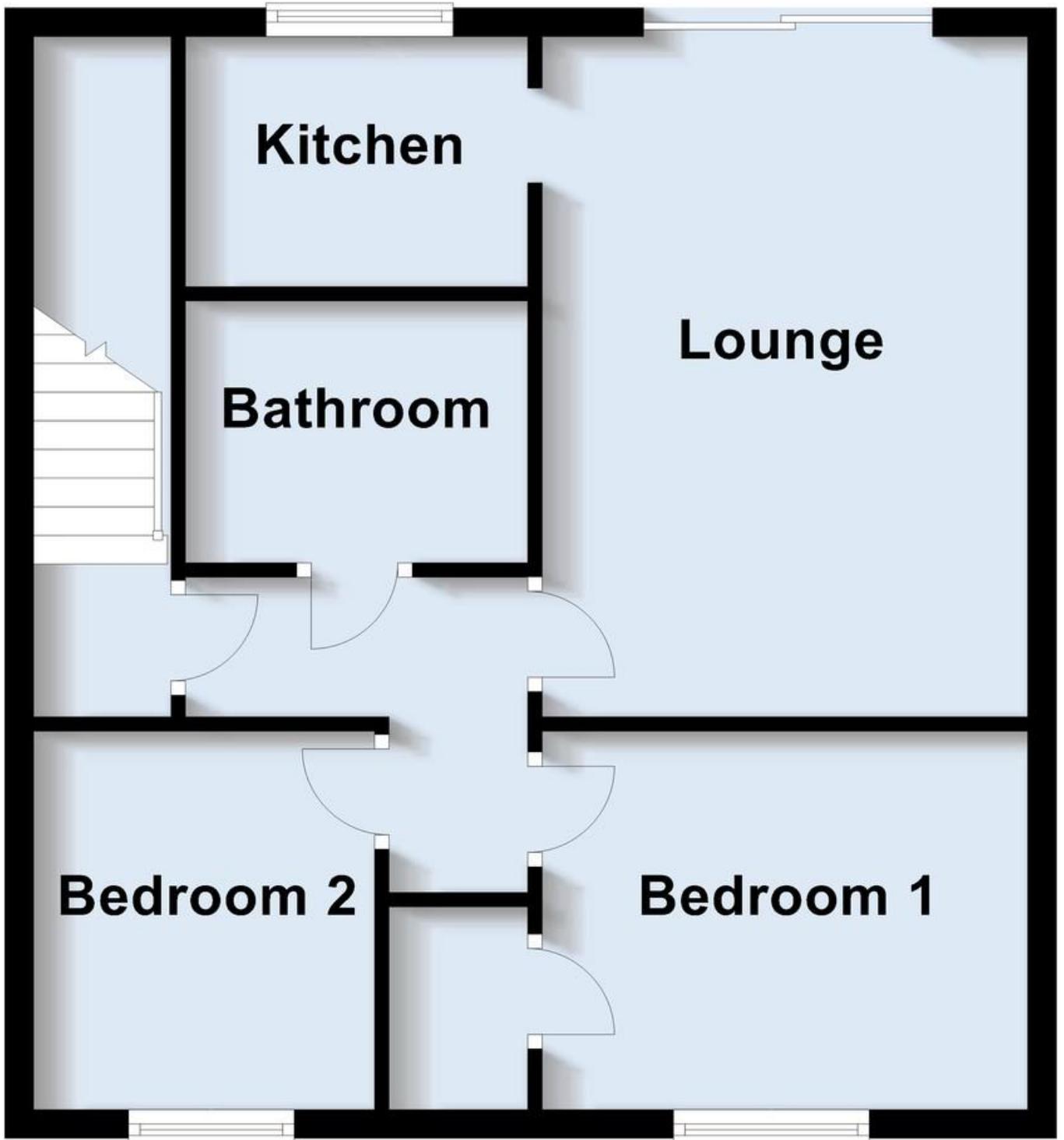
*by any local agent offering the same level of service.

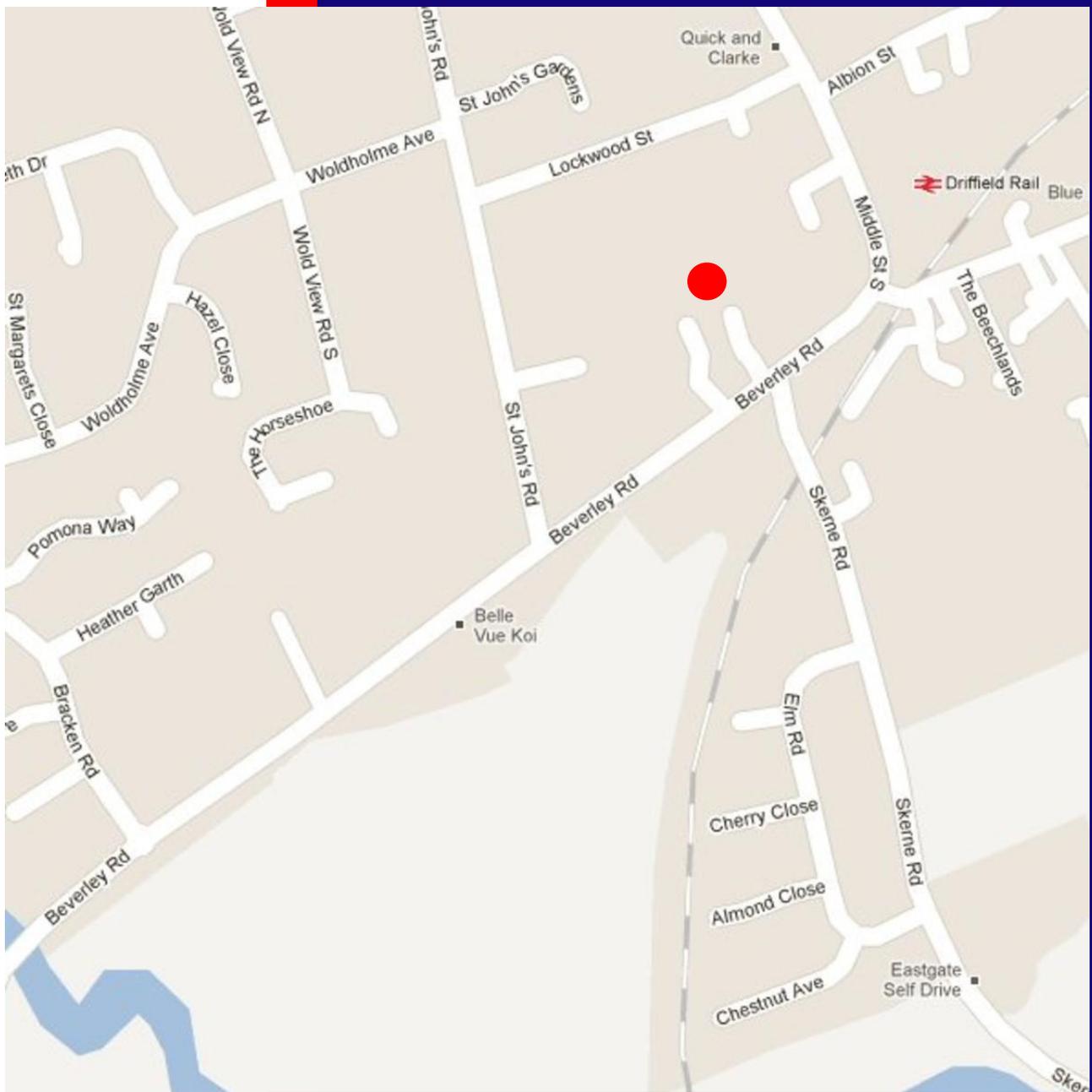
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

Ground Floor







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



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