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Chartered Surveyors

1 Cricketers Court
Drifffield
YO25 6AB

Town centre location

Secluded exclusive development

Ready for occupancy

2 bedrooms

Overlooks communal gardens

Must be viewed

Asking Price Of:
£93,000



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DRIFFIELD
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1 Cricketers Court

Driffield

YO25 6AB



Forming part of this exclusive, quiet development, literally at the heart of Driffield, in a tucked away location, this is a self-contained apartment, ideal for buyers requiring the security of such a location and in essence, this is a super lock up and leave property. Seldom available, this home is literally a stones throw from the main town centre thoroughfare with all its amenities. It should be considered by those feeling the need for a bungalow as, being ground floor, it truly offers a similar range of accommodation and is a great alternative.

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

The main entrance to the building provides further individual access to both the subject property and via a staircase, the first floor apartment.

LOUNGE

17' 3" x 10' 2" (5.28m x 3.10m)

A delightful front facing room, being spacious, featuring a radiator and open plan leading into:



KITCHEN

9' 8" x 6' 5" (2.97m x 1.98m)

Extensively fitted with a range of base and wall mounted cupboards together with worktops. Integrated electric oven plus four ring hob having an extractor over. Space and plumbing for automatic washing machine and space for a refrigerator.



INNER HALLWAY

BEDROOM 1

12' 7" x 10' 9" (3.86m x 3.28m)

With a range of fitted wardrobes.



BEDROOM 2/DINING ROOM

10' 7" x 8' 4" (3.25m x 2.56m)

Radiator.

BATHROOM

Being attractively fitted with a white suite having chrome fittings and comprising curved shower bath with plumbed in shower attachment over, vanity wash basin and low level WC. Fully tiled around the shower area and with shower screen and fitted extractor fan.



OUTSIDE

The property enjoys communal gardens to the front which are maintained as part of the maintenance fee. These can however be used freely by residents in the development and are a true delight.

CAR PARKING

There is no allocated car parking to this site and, therefore, parking would be in nearby streets or, by alternative means.

CENTRAL HEATING

The property benefits from and electric central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC 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.

We are verbally advised that a ground rent is payable in respect of the property in the sum of £150 per annum. A maintenance fee is payable in respect of the property and again, we are verbally advised that this is currently £75 per calendar month. The maintenance fee covers the cost of insurance of the buildings, maintenance of the common parts, window cleaning etc.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

SERVICES

Mains water, electricity, and drainage are connected to the property.

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. Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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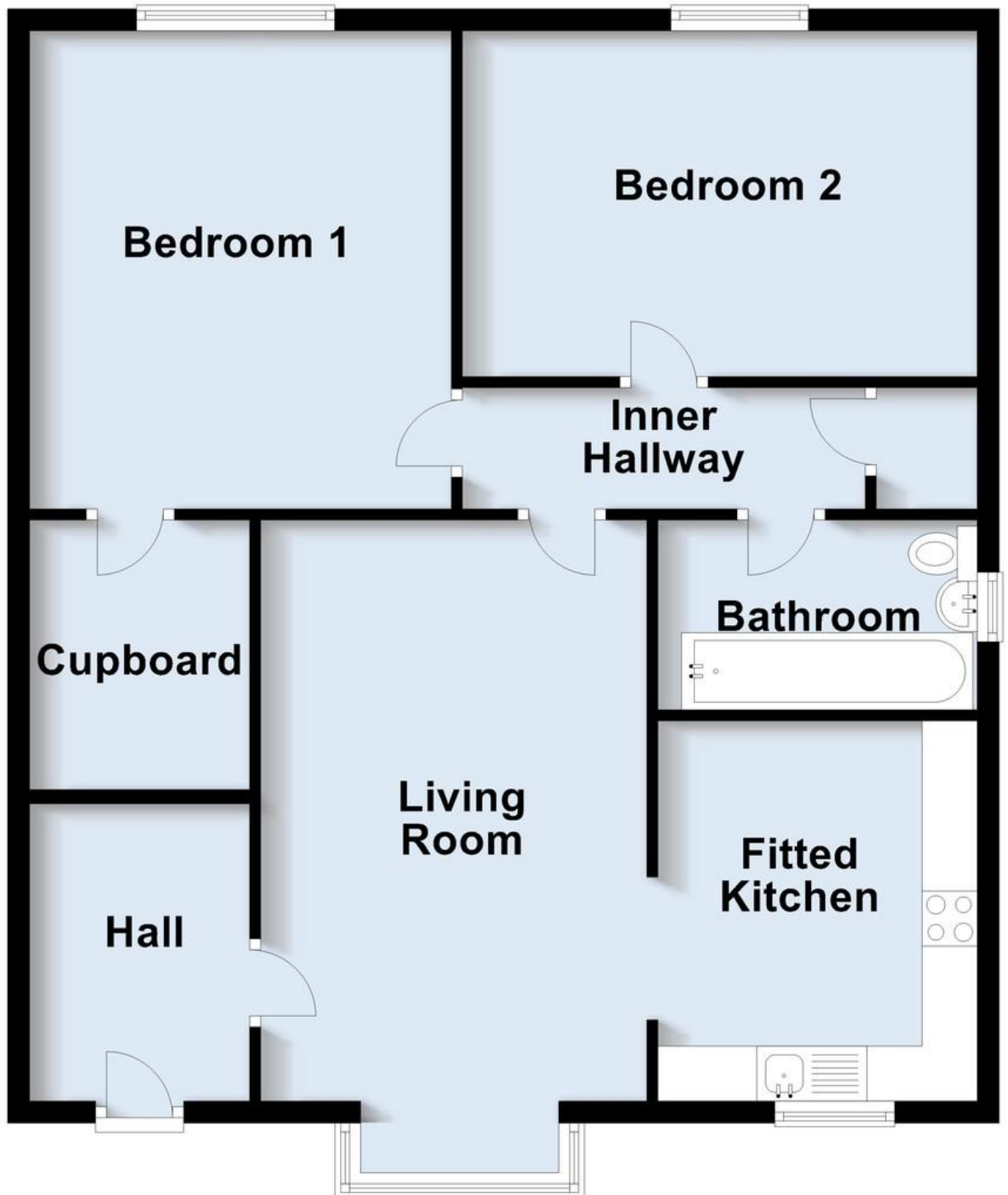
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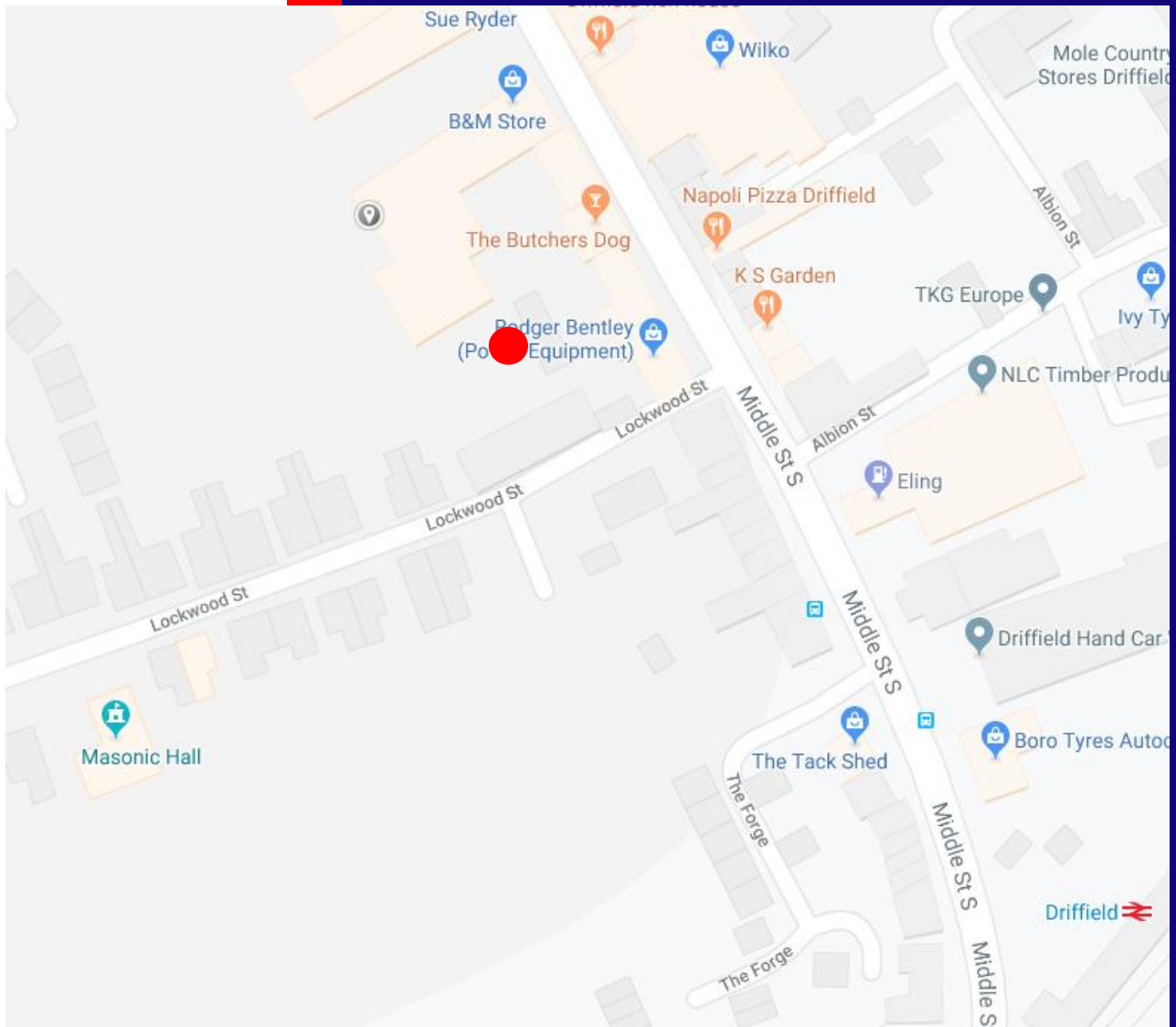
VIEWING

Strictly by appointment (01377) 253456 or
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Regulated by RICS

Ground Floor





■ **Ulllyotts** ■

Chartered Surveyors

01377 253456



64 Middle Street South, Driffield, YO25 6QG

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



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