



28, The Firs Beverley Road
Driffield, East Yorkshire YO25 6RZ
Offers over £100,000

WP WOOLLEY
& PARKS

28, The Firs Beverley Road, Driffield, East Yorkshire YO25 6RZ

*** RECENTLY REFURBISHED TWO BEDROOM APARTMENT ***

This two bedroom, first floor apartment has been recently updated and improved by the current owners to a wonderful standard! Having been updated sympathetically to keep the character and charm, this property must be viewed to fully appreciate the true quality on offer! Situated close to the town centre of Driffield and the railway station and boasting communal rear gardens with 2 allocated parking spaces, this would also make a fantastic holiday home. Internal accommodation itself briefly comprises communal entrance hall, inner hallway, lounge, kitchen, master bedroom, second bedroom / dining room and bathroom. Early viewing is essential!

Communal Entrance

A beautiful, characterful entrance with tiled flooring.

Hallway

With two large built in storage cupboard, radiator and vinyl flooring.

Lounge 14'09 x 13'07 (4.50m x 4.14m)

A beautifully presented lounge with two arched sliding sash windows to front elevation, feature fireplace, radiator, television point and vinyl flooring.

Kitchen 9'05 x 5'11 (2.74m/1.52m x 1.80m)

With a range of wall and base units, roll top work surfaces, four ring gas hob, single electric oven, ceramic sink, plumbing for free standing appliances, tiled splash backs, mains gas boiler and window to side elevation.

Master Bedroom 16'04 x 8'08 (4.98m x 2.64m)

A generous master bedroom with sliding sash windows to front and rear elevations, radiator and vinyl flooring.

Bedroom Two / Dining Room 12'06 x 8'07 (3.81m x 2.62m)

With fitted pull down double bed, sliding sash window to rear elevation, built in storage, radiator and vinyl flooring.

Bathroom 12'08 x 6'02 (3.86m x 1.88m)

With panelled bath and mains shower over, low flush WC, counter top sink, built in storage cupboard, radiator, window to rear elevation and vinyl flooring.

External

Externally the property boasts a communal parking area to the rear along with mature communal rear garden.

Services

Mains Gas Heating
Mains Drainage.

Charges

Service charge - £103 per month.
Ground Rent - £50 per year
Approximately 101 years left on the lease.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or

representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.





Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

