



39 The Old Maltings
Drifffield
YO25 6SP

ASKING PRICE OF

£88,000

1 Bedroom Penthouse Apartment

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge and open plan into Kitchen

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  Off Road Parking
  Electric Heating

39 The Old Maltings, Driffield, YO25 6SP

A FABULOUS PENTHOUSE APARTMENT within this popular residential development, convenient for access into Driffield town centre as well as the railway station.

The property provides delightful accommodation that retains many of the features of the original building and now includes an open plan lounge with kitchen, double bedroom and spacious bathroom. A particular feature of this property is the welcoming entrance hall, seldom available within this style of dwelling and this can be used as a study area, if required.

The apartment is flooded with natural light via roof windows.

The Old Maltings is a well-run development of apartments of varying styles and sizes and this is considered one of the superior apartments within the building having panoramic views across Driffield!

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, Iceland, Boyes, Peacocks, 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.



Common Landing



Entrance Hall



Lounge



Kitchen

Accommodation

COMMON LANDING

Serving only two dwellings.

ENTRANCE HALL

A large spacious entrance hall with ample room for furniture and to utilise for homeworking, if required.

LOUNGE

12' 11" x 13' 1" (3.96m x 4m)

With feature exposed timber rafters from the original building, sloping ceilings and being open plan into:

KITCHEN

11' 7" x 6' 6" (3.54m x 2m)

Fitted with a range of modern kitchen units featuring Shaker style doors in a maple finish, integrated appliances including electric oven and hob, one and a half bowl stainless steel sink and base cupboard.

BEDROOM

13' 4" x 11' 4" (4.07m x 3.46m)

With exposed timber rafters from the original building, sloping ceilings and Velux style windows. Wall mounted electric heater.

BATHROOM

With suite comprising low-level WC, bath and wash hand basin.

OUTSIDE

Permit parking for one vehicle.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 65 square metres.

CENTRAL HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from 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.

SERVICE CHARGE

£100 per calendar month.



Bedroom



Bathroom

GROUND RENT

£205 per annum.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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.

VIEWING

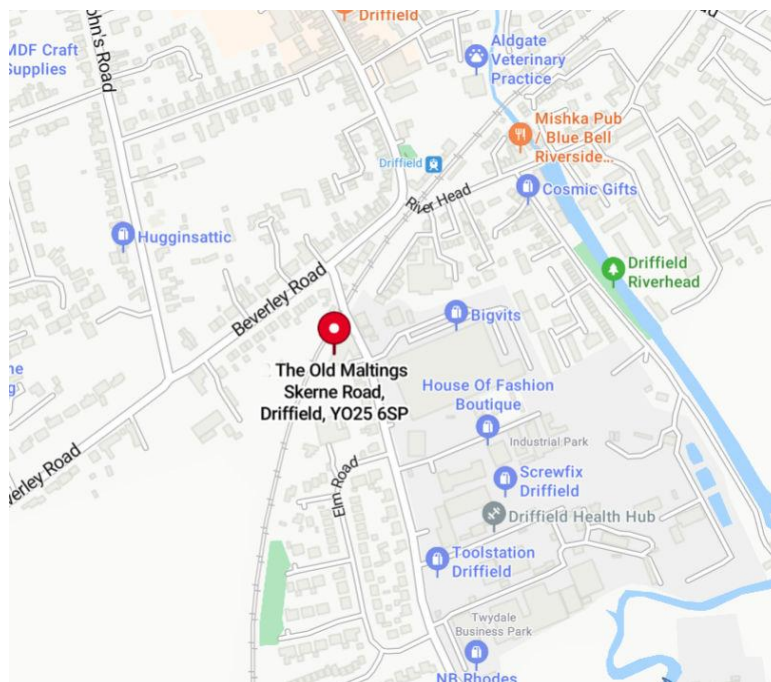
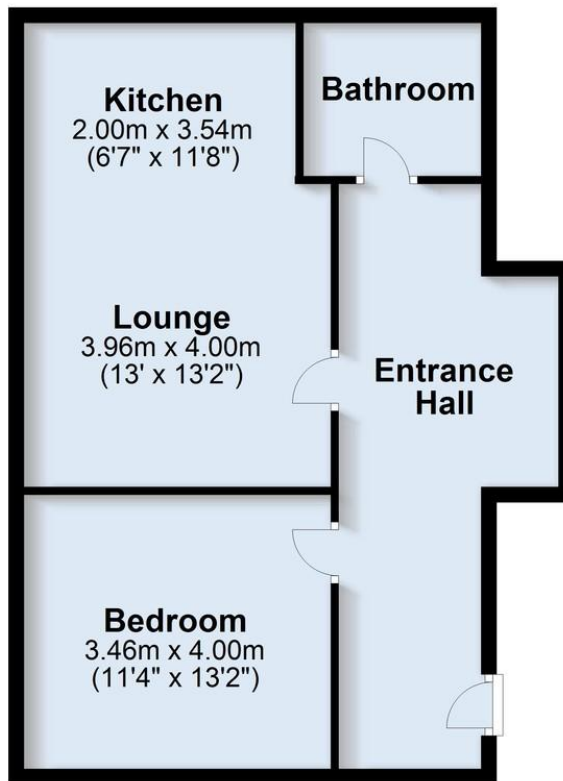
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 65 sq m

Ground Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



Why Choose Ulllyotts?



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- ✓ **Competitive Fees**
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Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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EST 1891



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