



6 Granary Court  
Driffield

YO25 6LW

ASKING PRICE OF

**£55,000**

1 bedroom second floor flat

■ **Ulllyotts** ■  
EST 1891

01377 253456



Kitchen



On Road  
Parking



Electric Heating

## 6 Granary Court, Driffield, YO25 6LW

A self-contained apartment, conveniently situated for access into Driffield town centre representing an excellent value for money home or indeed investment property.

The apartment is in need of some upgrading, however, this is not too extensive and amounts to general re-decoration, new carpets and potentially replacement of kitchen and bathroom.

### DIRECTIONS

From Driffield Market Place, head east along Exchange Street to the junction of Eastgate South. Granary Court is located at this junction and parking is available either on street or in the nearby cattle market car park or adjacent streets.

### 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.



Kitchen



Bathroom



Lounge



Bedroom

## Accommodation

### COMMUNAL ENTRANCE

### ENTRANCE HALL

### KITCHEN

10' 4" x 7' 6" (3.15m x 2.31m)

Fitted with a range of kitchen units including base, drawer and wall cupboards, worktops and inset sink with base cupboard beneath. Integrated electric oven and hob with extractor over, space and plumbing for an automatic washing machine plus space for a refrigerator.

### BATHROOM

With fitted suite comprising bath with shower over and curtain rail. Low-level WC and pedestal wash basin.

### LOUNGE

13' 10" x 11' 3" (4.24m x 3.43m)

With window looking out onto Eastgate South and across towards the main town centre.

### BEDROOM

10' 4" x 8' 9" (3.15m x 2.69m)

### OUTSIDE

There is no garden area or yard associated with this property. Car parking is available either on street or in nearby car parks.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 45 square metres.

### HEATING

Heating is via electric heaters, where available.

### DOMESTIC HOT WATER

Hot water is provided by electric immersion heater.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is leasehold, held on a long lease. Residents within Granary Court hold the freehold of the whole building and there is an established management fund into which all owners contribute £33 per calendar month to cover insurance of the building and other communal expenses. No ground rent is payable.

**SERVICES**

Mains water, electricity, telephone and drainage.

**COUNCIL TAX BAND**

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

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

**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.

**WHAT'S YOURS WORTH?**

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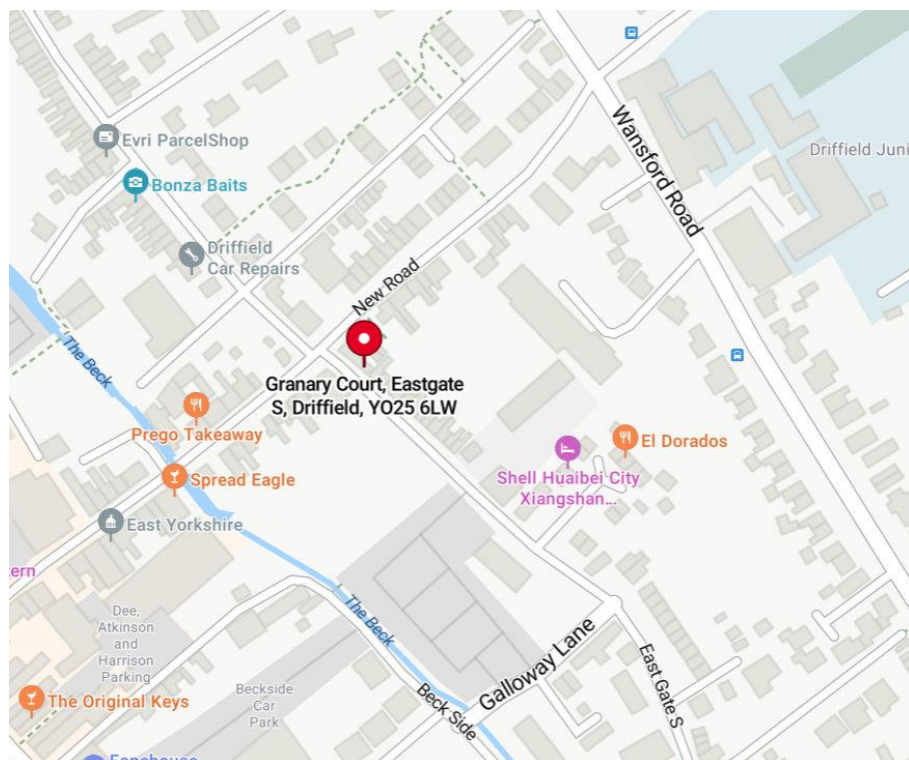
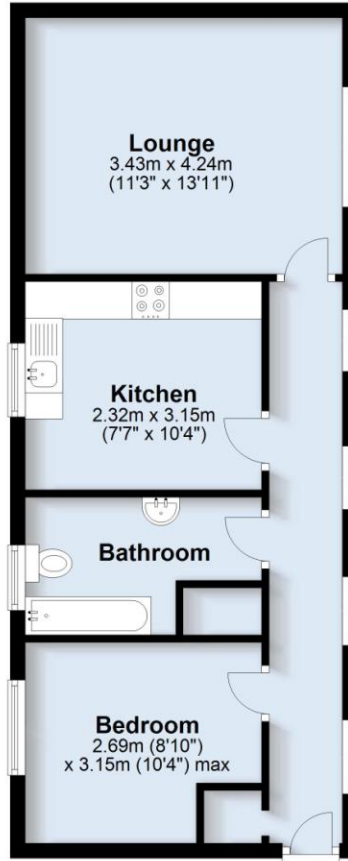
\*by any local agent offering the same level of service.

**VIEWING**

Strictly by appointment with Ulyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 45 sq m





# Why Choose Ulllyotts?



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# ■ Ulllyotts ■

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