



17 The Old Maltings
Skerne Road
Drifffield, YO25 6SP

ASKING PRICE OF

£75,000

1 Bedroom First Floor Flat

■ **Ulllyotts** ■
EST 1891

01377 253456



Frontage



17 The Old Maltings, Skerne Road, Driffield, YO25 6SP

Conveniently situated for access into the town centre, **The Old Maltings is a purpose converted and very distinctive development located just off Skerne Road**. It comprises a variety of characterful apartments and this one is a first floor property benefitting from open plan living space comprising kitchen and lounge, bedroom and newly fitted bathroom.

Properties within the well managed block provide owners with competitively priced low maintenance living spaces with the security of managed communal parts.

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 and living area



Kitchen and living area



Bedroom



Bathroom

Accommodation

FLAT ENTRANCE DOOR

Opening into:

ENTRANCE

With audio entry system telephone.

LIVING ROOM/KITCHEN

15' 4" x 14' 6" (max)" (4.67m x 4.42m)

An open plan living space with kitchen. Electric wall mounted heater. One double, one single and one corner kitchen base unit. Three single wall-mounted cupboards. Cupboard housing hot water cylinder. Built-in "Stoves" electric oven and four-ring "Zanussi" electric hob. Cooker hood. New carpet.

BEDROOM

10' 8" x 9' 3" (max)" (3.25m x 2.82m)

Electric wall-mounted heater.

BATHROOM/WC

Having been newly fitted just before marketing, comprising white suite including panelled bath with shower over and glass shower screen. Low-level WC and pedestal wash hand basin. Wall tiling to half height. Vinyl flooring. Extractor fan. Electric heated towel rail.

CENTRAL HEATING

Electric wall mounted heaters throughout.

DOMESTIC HOT WATER

Provided by immersion heater.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

PARKING

On-street parking readily available.

TENURE

We understand that the property is leasehold held on a 999 year lease from 2004. A ground rent is payable of £155 payable every 6 months (twice yearly). In addition, a service charge of approx. £180 is payable quarterly (4 times a year).

Figures quoted are for guidance purposes only and are for the year 2025.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

SERVICES

Mains water, electricity and drainage either available or connected.

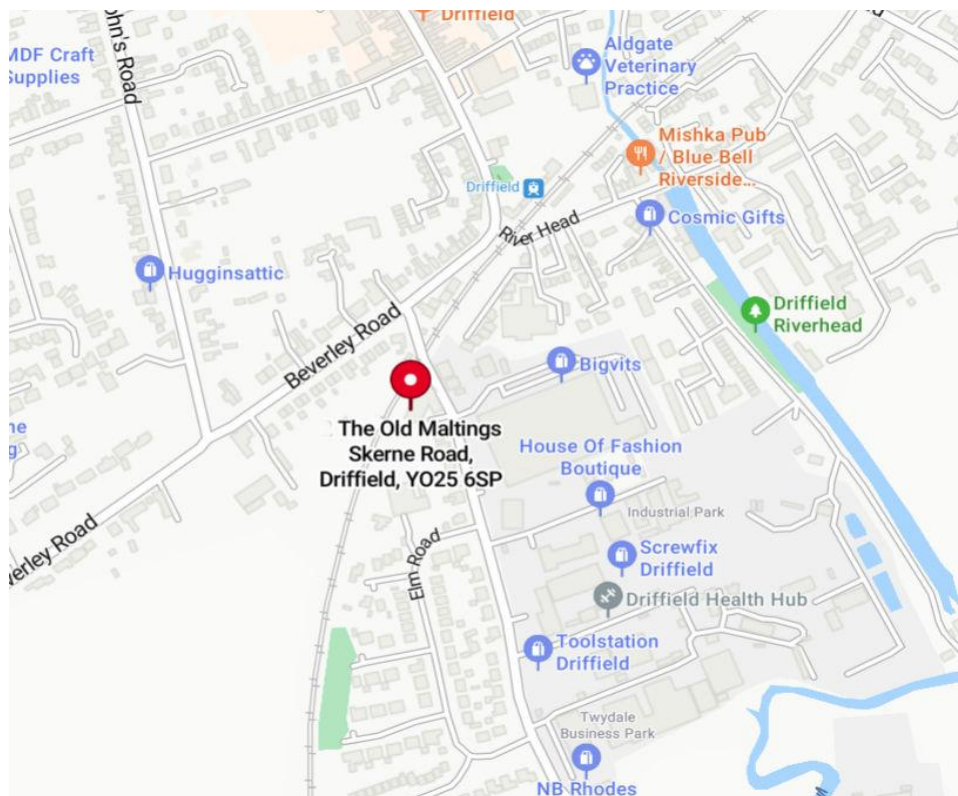
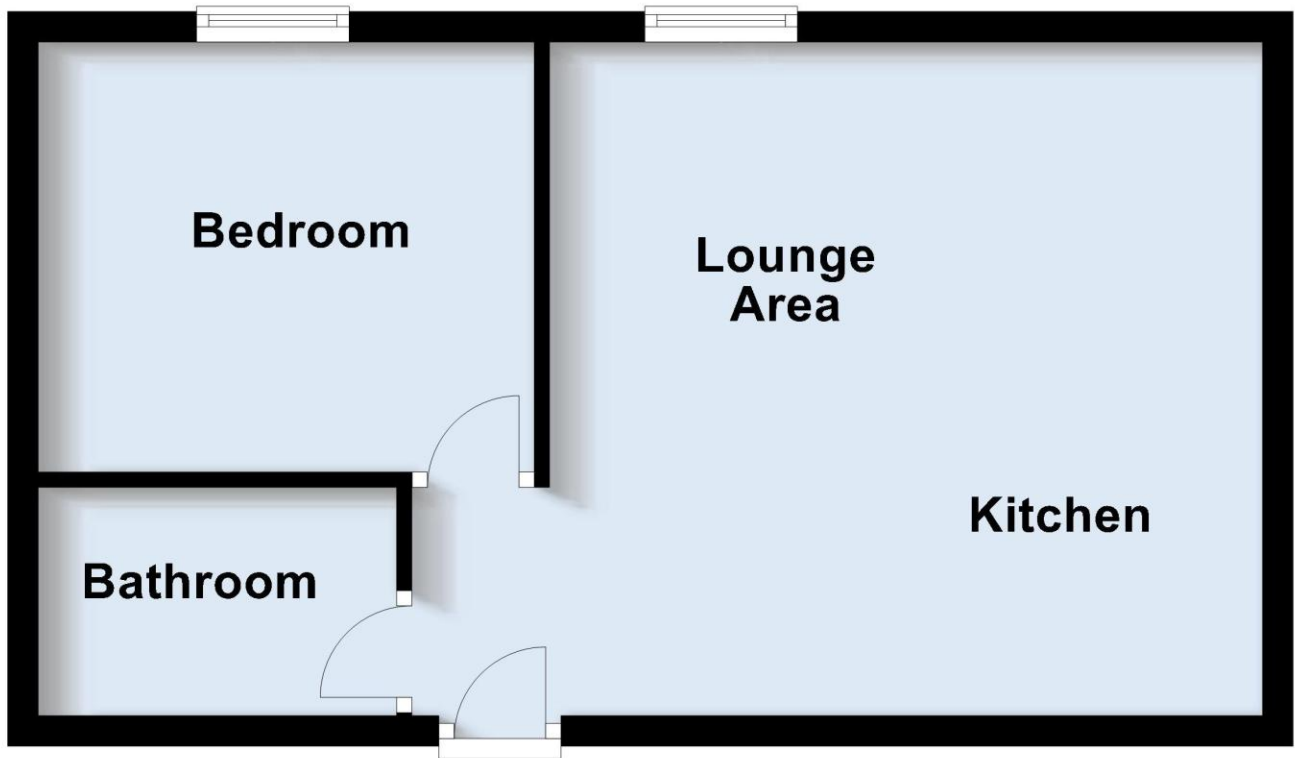
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 30 sq m

Floor Plan



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
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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