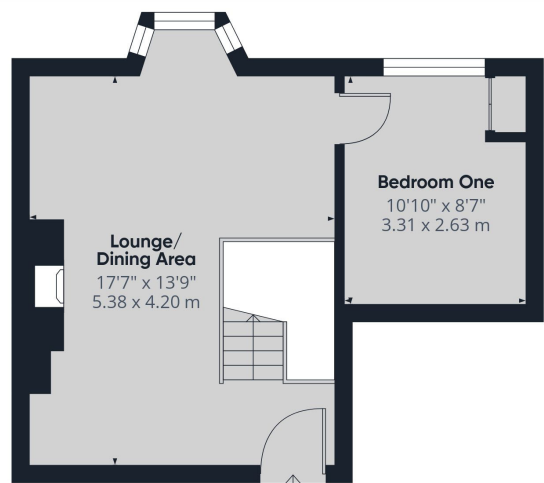
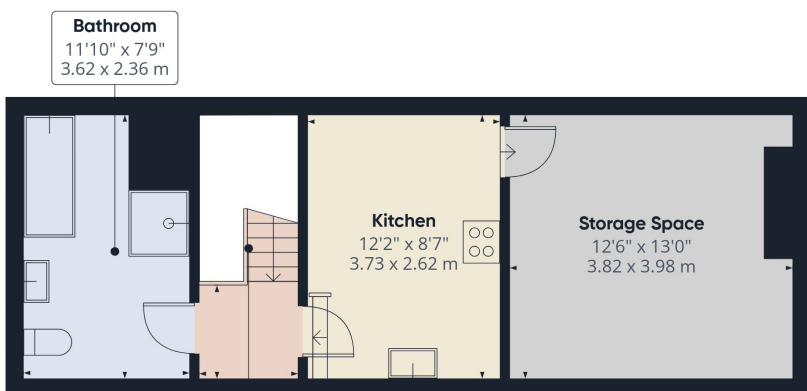




Ground Floor

Approximate total area⁽¹⁾
706 ft²
65.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price
£82,000

Flat 4, The Old Falcon,
Drifffield, YO25 6AW



COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'A'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	71 C
39-54	E		
21-38	F		
1-20	G		

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL/COMMUNAL SPACE

Entrance door which takes you to communal stairs leading up to the five separate flats.

ENTRANCE INTO:

LOUNGE/DINING AREA- 17'7 (5.38m) x 13'9 (4.20m)

Bay window to the front aspect, inset spotlights, stairs leading to the first floor landing, electric log burning stove, fitted carpets, radiator, TV point and power points.

BEDROOM ONE- 10'10 (3.31m) x 8'7 (2.63m)

Window to the front aspect, built in wardrobe, fitted carpets, radiator and power points.

FIRST FLOOR LANDING- 4'6 (1.39m) x 4'5 (1.37m)

Fitted carpet and power point. There is also access to the loft.

KITCHEN- 12'2 (3.73m) x 8'7 (2.62m)

Inset spotlights, wall mounted gas boiler, tiled splash back, a range of wall and base units with breakfast bar, sink with drainer unit, plumbing for washing machine, space for additional white goods, electric oven, electric hob, vinyl flooring, radiator and power points.

STORAGE SPACE- 12'6 (3.82m) x 13'0 (3.98m)

Fitted carpets.

BATHROOM- 11'10 (3.62m) x 7'9 (2.36m)

Inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, shower cubicle, vinyl flooring, radiator and extractor fan.

PARKING

There is no allocated parking spaces available. On street parking.

SERVICE CHARGE

The service charge is approximately £60 per month and includes buildings insurance.

GROUND RENT

The ground rent is approximately £25 per annum.

AGENTS NOTES

Ground rent and service charge is an approximate. To get more information, please contact a solicitor.

SERVICES

Understood to all be connected to mains.

Flat 4, The Old Falcon, Drifffield, YO25 6AW

Brought to the market with no onward chain, Flat 4, The Old Falcon is a one double bedroom flat. Move in ready, it is deceptively spacious throughout and provides a warm and comfortable home. The town centre location makes this the perfect home for a first time buyer looking to get on the property ladder or someone wanting to invest. Viewings are essential! The property briefly comprises:- communal entrance, entrance to the flat into an open plan living/dining area, double bedroom, first floor landing with kitchen, bathroom and additional storage room. There is on street parking.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

