



Dee Atkinson & Harrison

Approximate total area**
455.62 sq ft
42.33 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



SERVICES

Mains water, electricity and drainage all connected to the property.

TENURE

The property is held under Leasehold Title with approximately 105 years remaining. The lease started with 125 years as of 2003. Further details on the lease and any additional charges are available upon request. The property is offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'B'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

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.

Asking Price
£72,500

31 Easterfield Court,
Drifffield, YO25 5PP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**THE ACCOMMODATION COMPRISES:
ENTRANCE HALL**

Door to the front aspect, coving, intercom telephone system, fitted carpets and power points.

LOUNGE- 17'7 (5.38m) x 11'2 (3.42m)

Window to the rear aspect, coving, electric fireplace with marble hearth and surround, fitted carpets, electric storage heater, TV point and power points.

KITCHEN- 9'0 (2.76m) x 5'9 (1.75m)

Window to the rear aspect, coving, a range of wall and base units, tiled splash back, sink with drainer unit, free standing fridge and freezer, electric hob, eye-level built in electric oven, extractor hood, laminated flooring and power points.

STORAGE CUPBOARD

Water tank, built in shelving, fitted carpet and power points.

BEDROOM ONE- 15'5 (4.71m) x 8'8 (2.65m)

Window to the rear aspect, coving, fitted wardrobes, fitted carpets, electric storage heater, TV point and power points.

BATHROOM- 6'11 (2.13m) x 5'9 (1.76m)

Coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and overhead light, panelled bath with over head shower

attachment, fitted carpets, extractor fan, fitted carpet and wall mounted electric heater.

COMMUNAL GARDENS

The beautifully landscaped communal gardens are mainly laid to lawn with well stocked flower and shrub borders.

ON SITE FACILITIES

There is use of a house manager, communal lounge, kitchen, laundry, internal refuse room, guest suite, lift and communal gardens.

PARKING

Parking bays are strictly for residents only. The spaces are not allocated.

PETS

Having a pet is subject to the onsite pet policy.

SERVICE CHARGE

The service charge covers the communal residents lounge, kitchen, laundry, refuse, guest bedroom, lift, communal gardens, buildings insurance, external window cleaning, security and Careline facilities as well as the resident manager. The current charge is £2,715.00 per year and payable 6 monthly.

GROUND RENT

Ground rent of £385 per year.

31 Easterfield Court, Driffield, YO25 5PP

DESCRIPTION

31 Easterfield Court, located just a short distance from town, is a well presented one bedroom apartment. Situated on the second floor, this over 60's complex offers communal amenities with residents lounge, house manager, laundry room, visitors bedroom and parking. It must be viewed to fully appreciate what it has to offer. The accommodation presents a light and airy feel with stunning communal gardens for it's residents to enjoy. The property briefly comprises:- entrance hall, storage cupboard, lounge, kitchen, double bedroom and bathroom.

LOCATION

Driffield is a traditional market town that hosts a weekly market every Thursday. The town offers an outstanding array of amenities including Post Office, doctors, a thriving high street with independent and national shops, quality sports facilities dedicated to bowls, golf and tennis to name a few are also available. The larger towns of Beverley and Bridlington through to Hull and Scarborough are all accessible by regular bus a train service.



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