



**9 EASTERFIELD COURT
DRIFFIELD
YO25 5PP**

- Excellent ground floor apartment
- Over 60s development
- 2 bedrooms
- Own private entrance
- Superbly appointed throughout
- Low maintenance and efficient living

£65,000





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9 EASTERFIELD COURT DRIFFIELD YO25 5PP

An outstanding ground floor apartment within this popular development providing excellent value for money. The property provides two bedroom living accommodation and has the benefit of its own private entrance, in addition to the main communal entrance.

The building itself provides sheltered, living accommodation which is convenient for access into the town centre and its efficiency ensures that heating costs are at a minimum.

EASTERFIELD COURT

Particular features of the complex include a camera entry system and 24hr Emergency (CareLine) Service as well as fire detection equipment and intruder alarm.

Within the building is a residents lounge, residents kitchen and fully equipped laundry room. A guest suite can be booked at a reasonable rate.



ACCOMMODATION

Main Entrance Hall

With built-in storage cupboard.

Lounge

(4.49 x 3.41) (14'9" x 11'2") With feature electric fire and electric storage heater. Coved and textured ceiling. The ground floor nature of this property provides personal access onto the communal grounds and, as such, there are attractive views across the gardens.



Kitchen

Well fitted range of modern kitchen units including base and wall mounted cupboards plus worktops to match. Integrated electric oven, integrated four-ring gas hob with extractor over and inset stainless steel sink with base cupboard beneath.



Bedroom 1

(4.21 x 2.79) (13'10" x 9'2") Built-in double wardrobe, electric heater.



Bedroom 2

(3.54 x 2.49) (11'7" x 8'2") Electric heater and built-in wardrobes.



Bathroom

With fitted suite comprising vanity wash hand basin, low level WC and shower enclosure. Fully tiled walls.



Central Heating

The property is heated by electric storage heaters running on Economy 7 tariff.

Hot Water

The property provides hot water via electric immersion heater.

Parking

Easterfield Court provides unallocated car parking facilities with further car parking being available on Wansford Road.

Gardens

Easterfield Court provides

communal gardens which are maintained as part of the maintenance charge.

Tenure

The property is leasehold with a ground rent for the current year payable of £225.00 every 6 months

Maintenance and Service Charge

A maintenance and service charge is levied on owners of properties within Easterfield Court to cover the ongoing cost of maintenance of communal facilities. Insurance of the building, laundry, etc. This is currently charged at £1,492.46 every 6 months.

Council Tax

Band C.

Energy Performance Certificate

Rating C.

Vacant Possession

On completion.

Services

Mains water, electricity and drainage connected.

Note

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

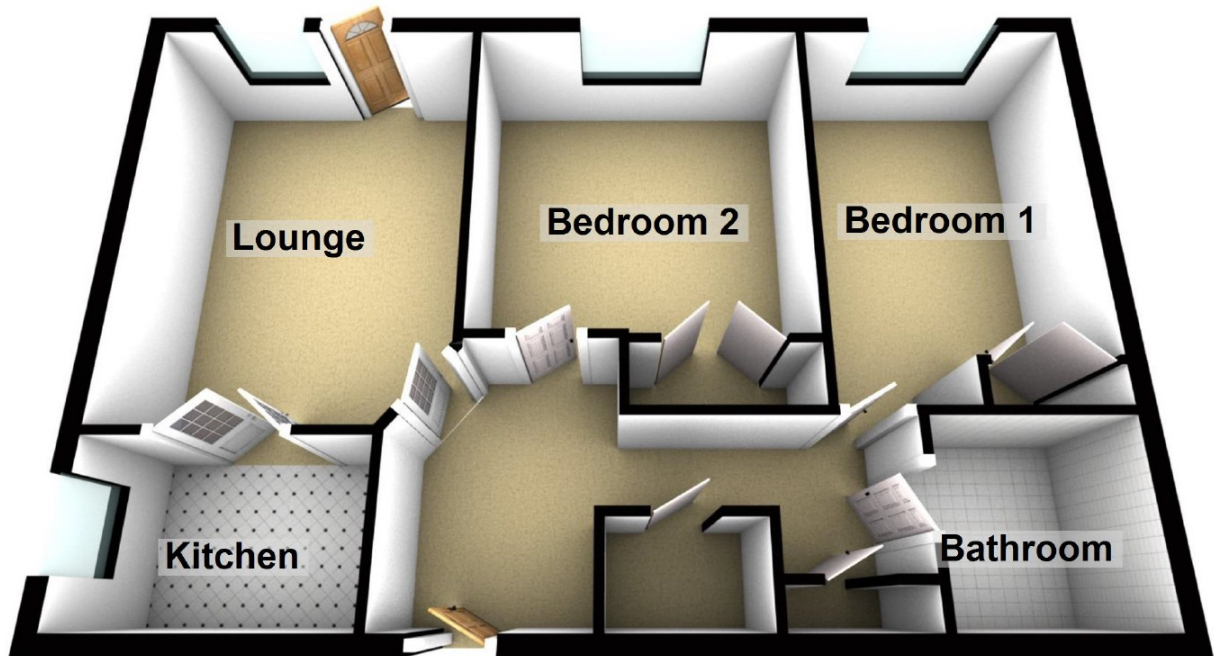
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

Viewing

Strictly by appointment only with the agents.

Ground Floor



 [rightmove.co.uk](https://www.rightmove.co.uk)

 [ullyotts.co.uk](https://www.ullyotts.co.uk)

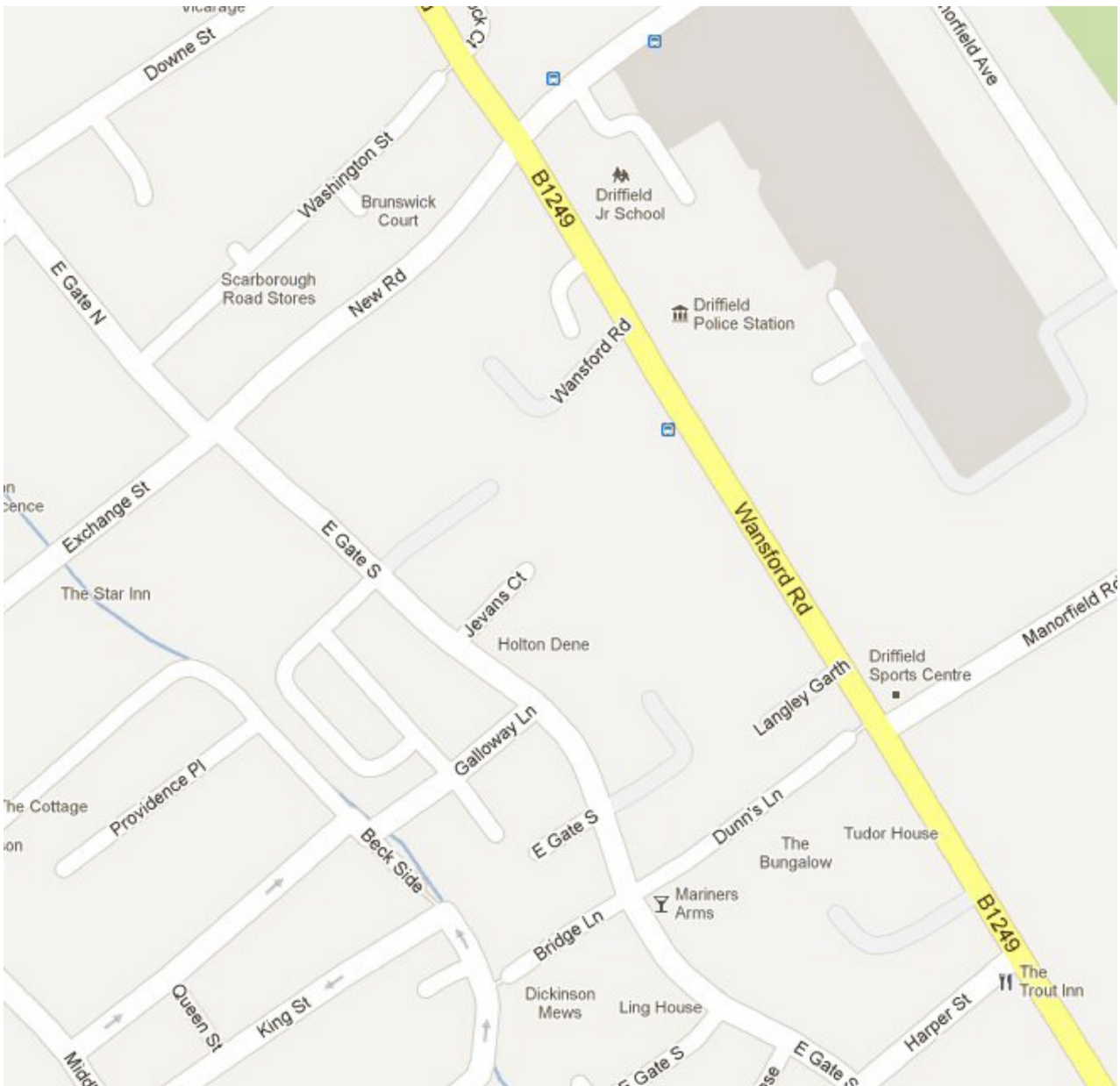
 [onTheMarket.com](https://www.onTheMarket.com)

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Description of Settlement

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday and an expanding farmers market on the first Saturday of each month. With active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town.




Estimated distance in miles to:

School	- 50 metres
Shops	- 250 metres
Doctors Surgery	- 400 metres
Bus Service	- 600 metres
Railway Station	- 600 metres



64 Middle Street South, Driffield, YO25 6QG



Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401 
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