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Chartered Surveyors

**4 Easterfield Court  
Drifffield  
YO25 5PP**

**Purpose built development  
Convenient for town centre  
One Bedroom**

**Ground Floor  
Extensive communal gardens  
Great location**

**Asking Price Of:  
£69,950**



01377 253456

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## 4 Easterfield Court

Driffield

YO25 5PP



With delightful views onto the extensive communal gardens, this is a choice ground floor apartment within this purpose built development and one which should not be missed!

The accommodation includes one bedroom together with attractive lounge and kitchenette and a communal range of facilities available within the main building.

### DRIFFIELD

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. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

### ACCOMMODATION

#### MAIN ENTRANCE HALL

With built-in storage cupboard housing hot water cylinder.

#### LOUNGE

19' 10" x 10' 7" (6.05m x 3.24m)

With feature traditionally styled fireplace and electric fire in situ. Coved and textured ceiling. Economy 7 electric heater and door leading onto the communal gardens.



Double doors leading into:

#### KITCHENETTE

7' 6" x 7' 0" (2.31m x 2.14m)

Fitted with a range of modern kitchen units finished with maple effect doors and including base and wall mounted cupboards with worktops. Stainless steel sink with base cupboard beneath and appliances which include four ring electric hob with extractor over and electric oven. Space for refrigerator and space for a freezer.



## **BEDROOM 14' 4" x 9' 2" (4.38m x 2.81m)**

Built-in range of wardrobes with mirrored doors.  
Economy 7 storage heater.



## **SHOWER ROOM**

Having been re-fitted and including walk-in shower with sliding doors and plumbed-in shower. Low level WC and vanity wash hand basin.



## **OUTSIDE**

The property is located to the rear of the development and, therefore, has the distinct benefit of delightful views across the extensive communal gardens. There is also private access onto the gardens.



## **GENERAL INFORMATION**

Easterfield Court is designed for independent retirement living, it is NOT a sheltered housing scheme or care facility. The lower age limit for occupation is 60 with a partner being 55 or over.

The Development Managers role is to manage the building, ensuring a well maintained and safe development for Leaseholders (Residents), visitors and contractors. The Development Manager does not provide care, however, they will unobtrusively monitor residents and be on hand during working hours where possible.

The development has an emergency call system installed in each apartment and throughout the development. If this is activated when the Development Manager is on duty it will go through to them, outside of these hours the call goes to a careline facility who can deal with emergency and non-emergency situations.

On site facilities include a communal lounge, small kitchen, laundry, internal refuse area, guest suite ( subject to reservation and fee ) , passenger lift and communal gardens. Resident's are able to take guest bedrooms in other parts of the country in McCarthy & Stone developments, further details relating to this should be confirmed with McCarthy & Stone.

Social activities are arranged by the residents themselves, the Development Manager will often assist in facilitating the events but does not run them. **WHAT DOES THE SERVICE CHARGE INCLUDE?** Servicing and running cost of the common parts, including cleaning, electricity, heating, lift etc. The Development Manager who looks after day to day affairs as outlined above. The communal gardens are maintained. The building is insured and the windows cleaned.

## **PETS**

We are advised that owners of property within the development are allowed pets, subject to being granted permission. An application form should be completed and a small fee payable for consideration. Any permission granted is on the strict understanding that this can be revoked in the event of the pet becoming an unreasonable nuisance to other occupants within the development.



## **CENTRAL HEATING**

The property benefits from Economy 7 storage heaters.

## **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

## **TENURE**

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

## **COUNCIL TAX BAND**

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

## **ENERGY PERFORMANCE CERTIFICATE**

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B.

## **SERVICES**

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

## **NOTES**

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.

## **WHAT'S YOURS WORTH?**

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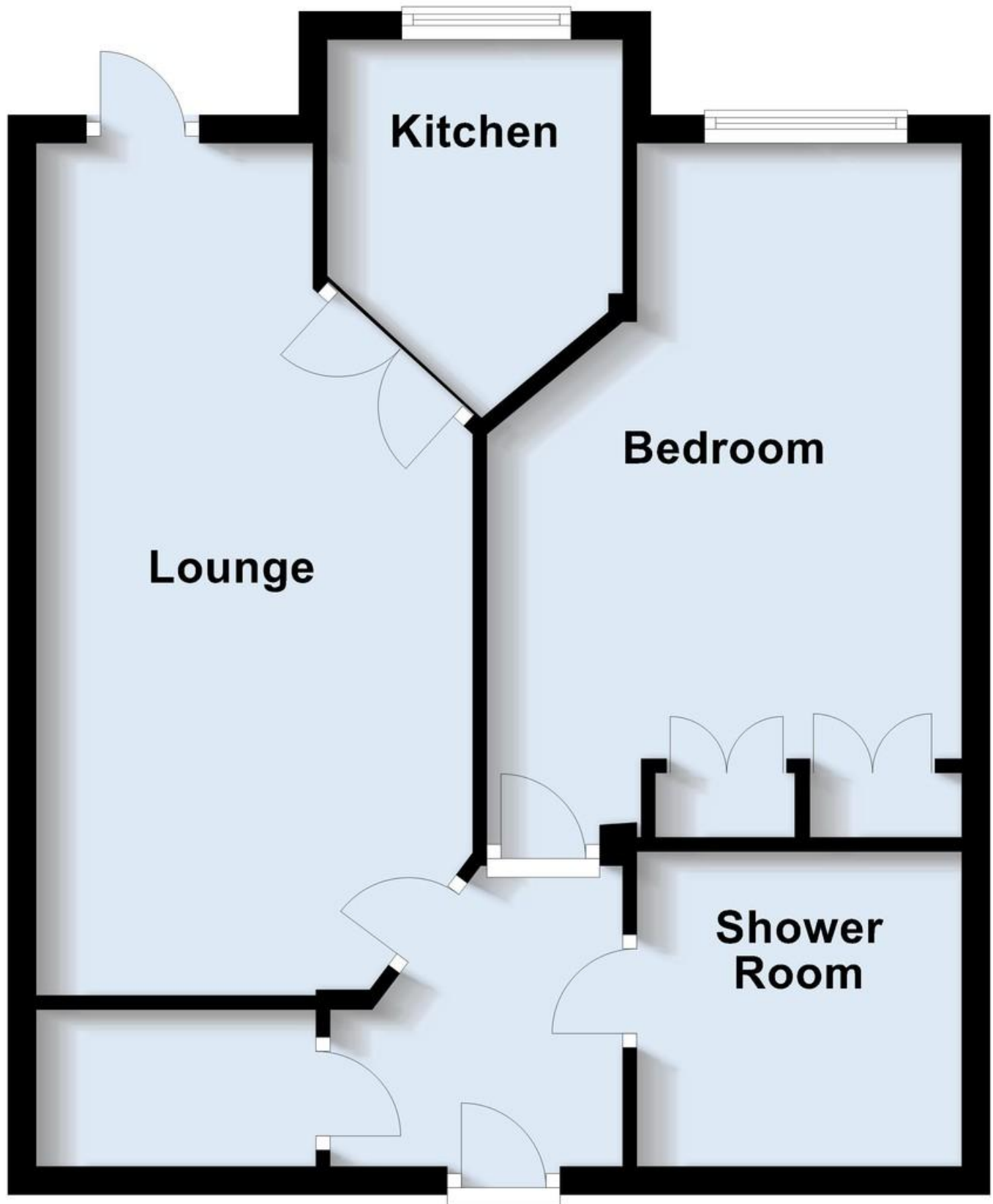
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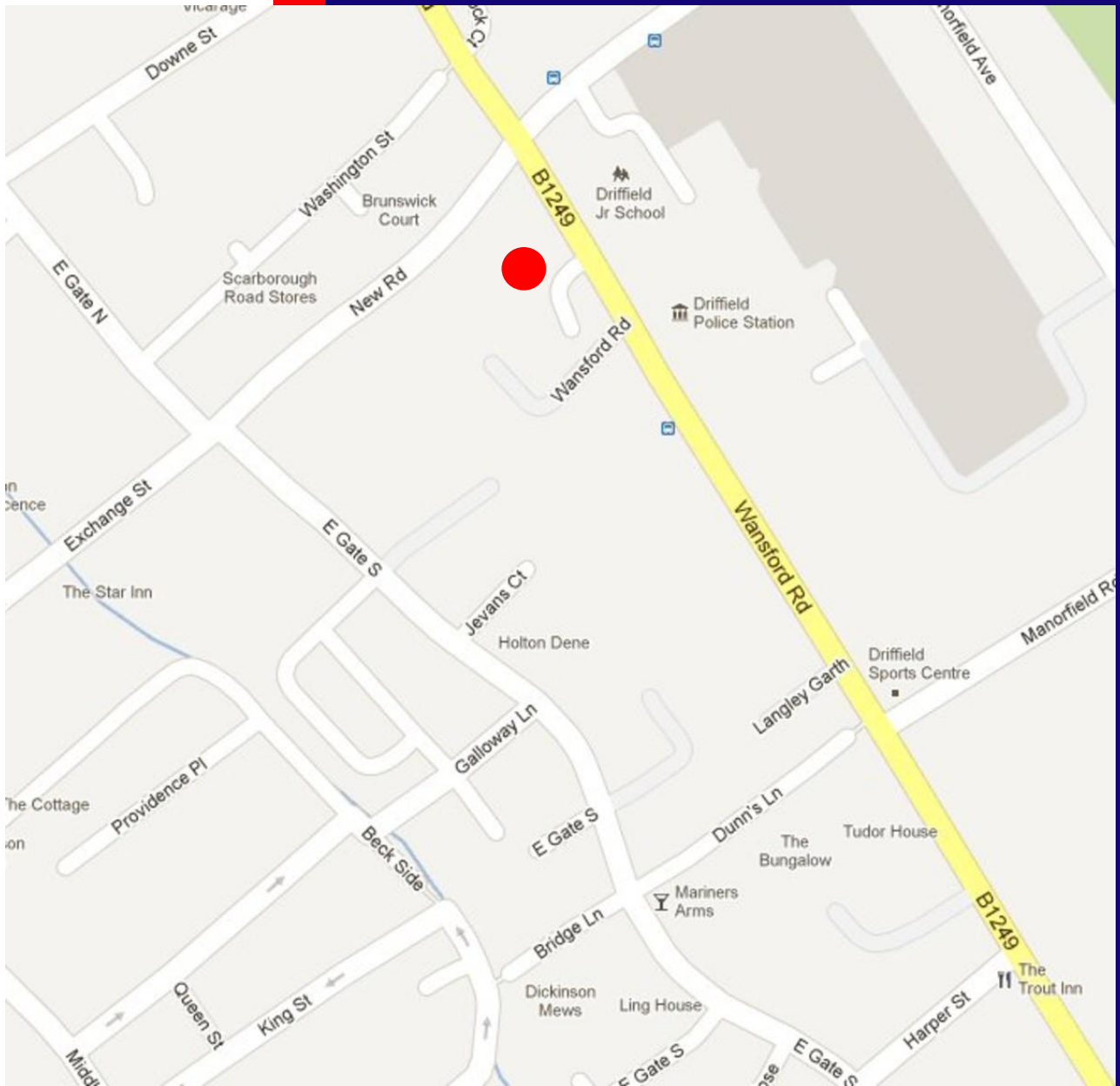
## **VIEWING**

Strictly by appointment (01377) 253456 or [sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

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## Ground Floor





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