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Chartered Surveyors

41 Easterfield Court
Driffield
YO25 5PP

Purpose built development
Second floor accommodation
Panoramic views

One bedroom
Communal gardens
Convenient access into Driffield

Asking Price Of:
£65,000



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DRIFFIELD
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41 Easterfield Court

Driffield

YO25 5PP



Being located on the uppermost floor of this purpose-built development, this property offers delightful panoramic views across Driffield and particularly light and airy accommodation, at a competitive price. Constructed by McCarthy and Stone, This apartment provides a combination of secure living with communal aspects and, in the sellers own words, 'a really lovely atmosphere.'

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.

ENTRANCE HALL

large built in cupboard

LOUNGE

10' 4" x 17' 7" (3.15m x 5.38m)

Offering quite stunning views across Driffield, Featuring fireplace with electric fire in situ, electric storage heater.



KITCHEN

7' 1" x 7' 6" (2.17m x 2.29m)

Being fitted with a modern range of kitchen units including base and wall mounted cupboards together with electric oven and hob, inset sink plus space for refrigerator.



BEDROOM

12' 9" x 8' 10" (3.89m x 2.7m)

Built in wardrobes to alcove with mirrored doors. Electric storage heater.



SHOWER ROOM

Superbly appointed with shower enclosure, low-level WC and wash basin.



TENURE

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

Ground rent payable half yearly in advance, the sum for 1/9/20 to 28/2/21 being £192.50.

MAINTENANCE FEES

Payable half yearly in advance. The payment for 1/9/20 to 28/2/21 was £1205.44.

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 electric storage heaters to economy 7 tariff. Hot water is via electric immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

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SERVICES

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

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.

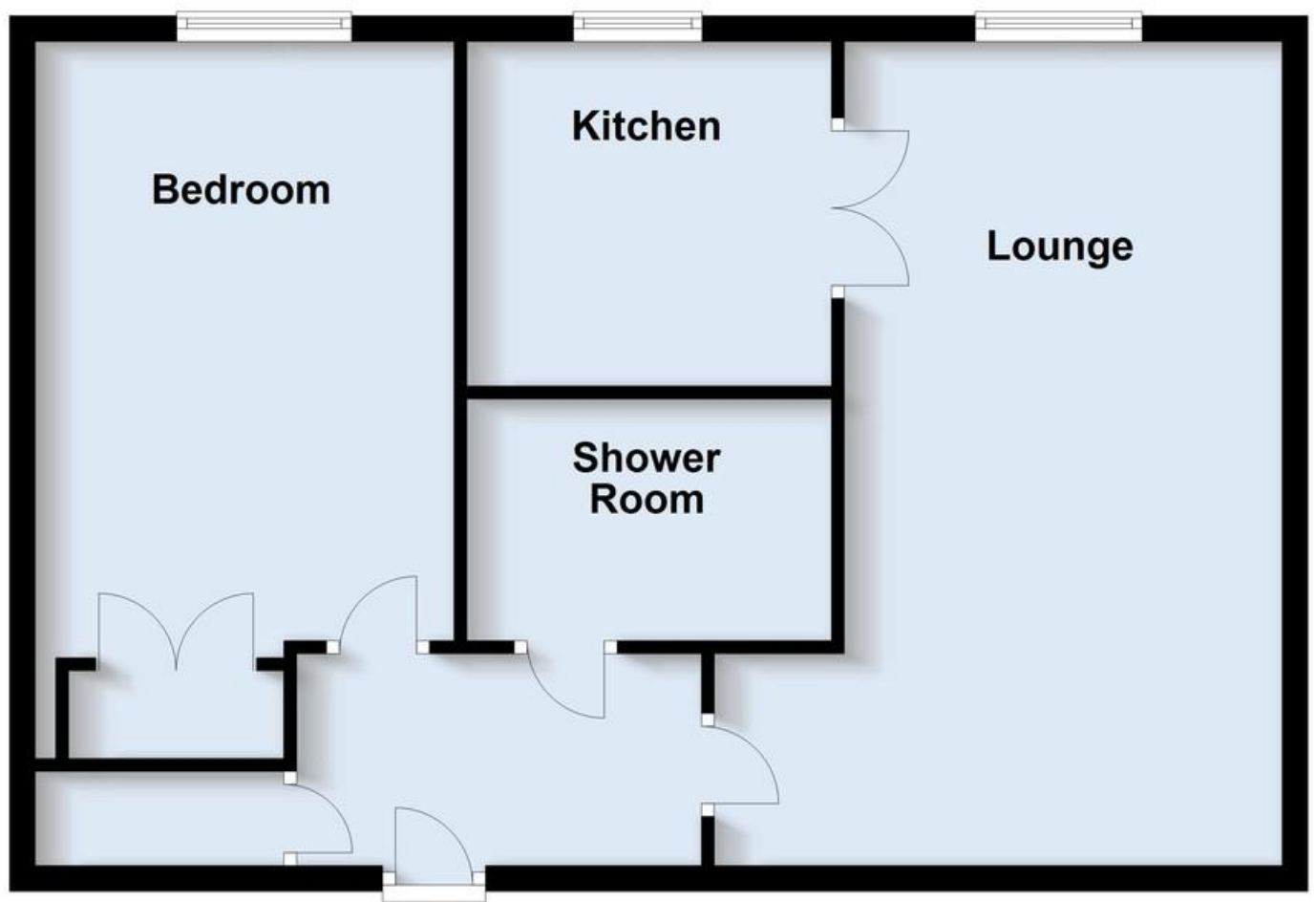
Floor plans are for illustrative purposes only.

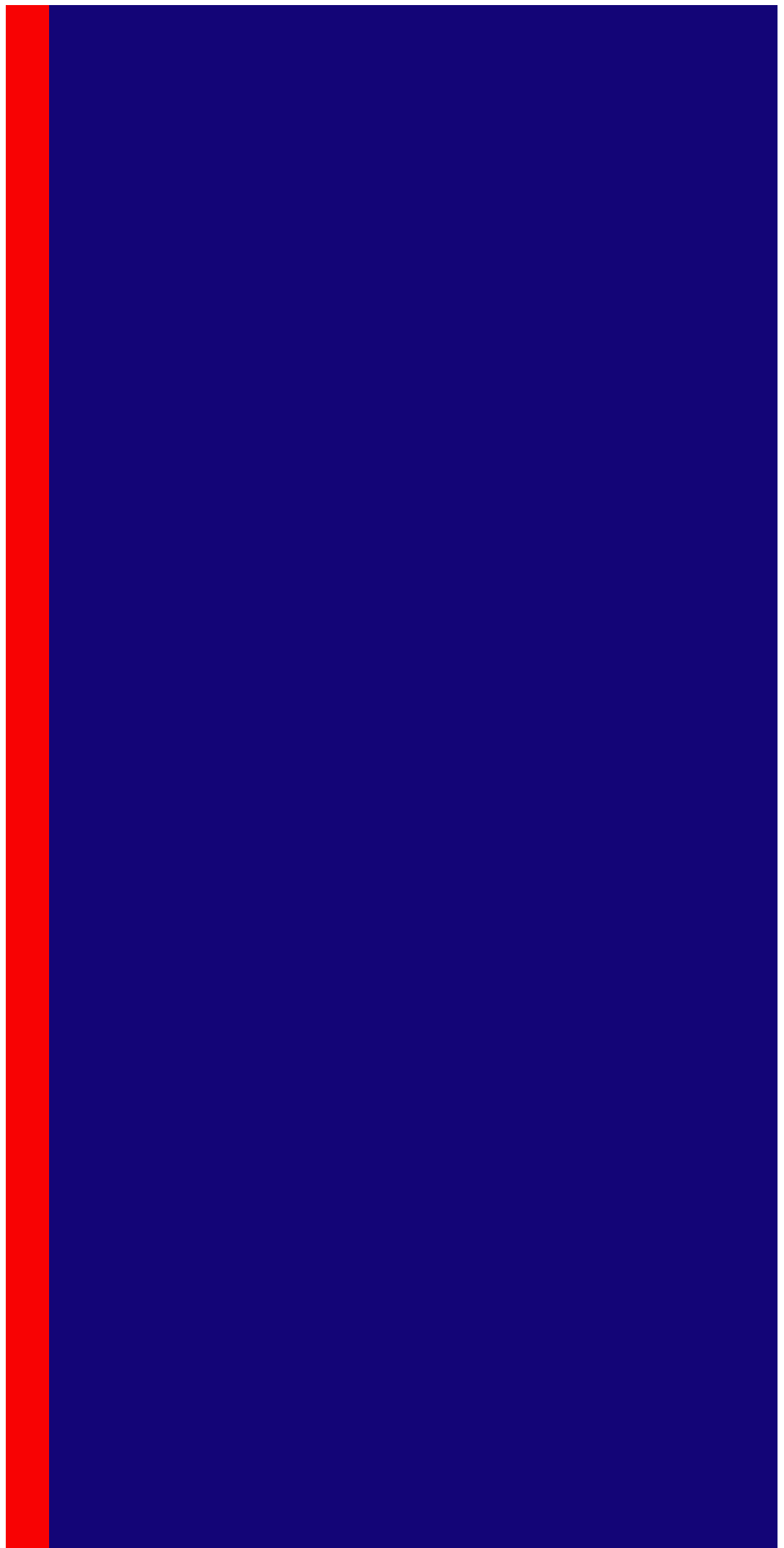
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

Ground Floor





■ **Ulllyotts** ■

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