



**Dee Atkinson & Harrison**

Approximate total area\*  
607.37 sq ft  
56.43 m<sup>2</sup>

Reduced headroom  
29.88 sq ft  
2.78 m<sup>2</sup>

(\*) Excluding balconies and terraces

□ Reduced headroom (Below 1.5m/4.92ft)

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

GRAFFIANO



**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 1st September 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**  
**£70,000**

**35 Easterfield Court,**  
**Drifffield, YO25 5PP**

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



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**THE ACCOMMODATION COMPRISES:**  
**ENTRANCE HALL- 15'2 (4.63m) x 3'3 (0.99m)**  
 Door to the front aspect, coving, intercom telephone system, fitted carpets, wall mounted electric storage heater and power points.

**STORAGE CUPBOARDS**  
 There are two spacious storage cupboard in the entrance hall. One of them houses the water tank, fitted shelving, fitted carpets and power points.

**LOUNGE/DINING ROOM- 14'8 (4.47m) x 14'1 (4.31m)**  
 Fabulously sized and cosy lounge with space for a dining table. There is a window to the rear aspect, coving, electric fireplace with marble hearth and surround, fitted carpets, electric storage heater, TV point and power points.

**KITCHEN- 5'11 (1.80m) x 13'2 (4.01m)**  
 Window to the rear aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for fridge, built in eye-level oven, electric hob, extractor hood, laminated flooring and power points.

**BEDROOM ONE- 9'2 (2.80m) x 18'2 (5.55m)**  
 Generously sized double bedroom with window to the rear aspect, fitted wardrobes with sliding mirrored doors, fitted carpets, electric storage heater, TV point and power points.

**SHOWER ROOM- 5'6 (1.70m) x 6'10 (2.09m)**  
 Coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, walk in fully tiled shower cubicle, laminated flooring, heated towel rail and extractor fan.

**COMMUNAL GARDENS**  
 The beautifully landscaped communal gardens are mainly laid to lawn with flourishing 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. It's current charge is £2,715.00 per year and payable 6 monthly.

**GROUND RENT**  
 Ground rent of £385 per year.

# 35 Easterfield Court, Driffield, YO25 5PP

**DESCRIPTION**

Offered to the market with no onward chain, 35 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/dining space, kitchen, double bedroom and shower room.

**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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