





SERVICES

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

TENURE

The property is held under Leasehold Title with approximatley 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

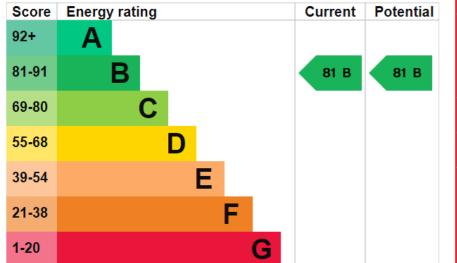
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.





Offers In The Region £65,000





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35 Easterfield Court, Driffield, YO25 5PP





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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.



THE ACCOMMODATION COMPRISES: ENTRANCE HALL- 15'2 (4.63m) x 3'3 (0.99 Door to the front aspect, coving, interco telephone system, fitted carpets, w mounted electric storgae heater and pow points.

STORAGE CUPBOARDS

There are two spacious storage cupboard the entrance hall. One of them houses t water tank, fitted shelving, fitted carp and power points.

LOUNGE/DINING ROOM- 14'8 (4.47m) 14'1 (4.31m)

Fabulously sized and cosy lounge with spa for a dining table. There is a window to t rear aspect, coving, electric fireplace w marble hearth and surround, fitted carpe electric storage heater, TV point and pow points.

KITCHEN- 5'11 (1.80m) x 13'2 (4.01m)

Window to the rear aspect, coving, til splash back, a range of wall and base un sink with drainer unit, plumbing for wash machine, space for fridge, built in eye-le oven, electric hob, extractor hood, laminat flooring and power points.

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

9m) com wall	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
wer	shower cubicle, laminated flooring, heated towel rail and extractor fan.
d in the oets	COMMUNAL GARDENS The beautifully landscaped communal gardens are mainly laid to lawn with flurishing flower and shrub borders.
ace the vith ets, wer	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.
iled nits, ning	PETS Having a pet is subject to the onsite pet policy.
evel ited	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.
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