





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.



Asking Price £65,000



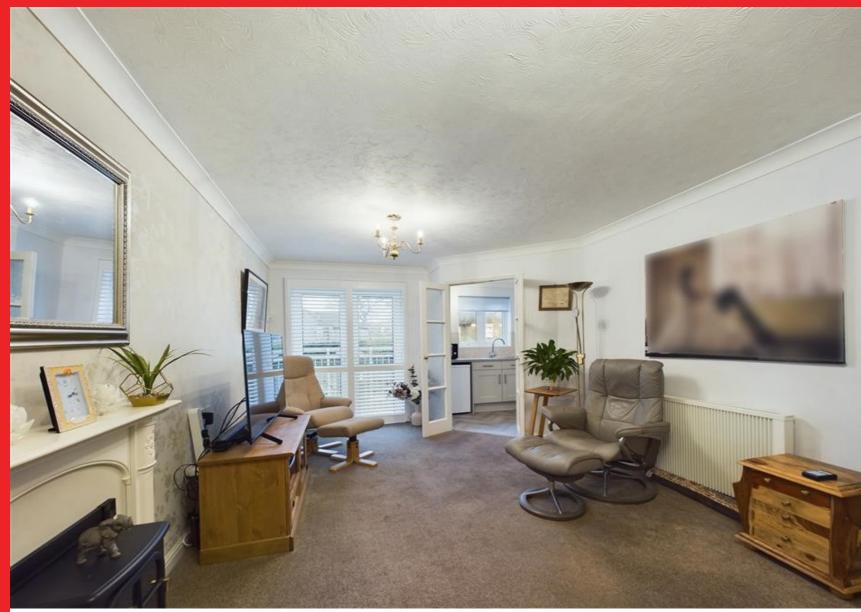
Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.



23 Easterfield Court, Driffield, YO25 5PP

Dee Atkinson & Harrison





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DESCRIPTION

Offered to the market with no onward chain, 23 Easterfield Court located just a short distance from town, is a well presented one bedroom apartment. It has been upgraded throughout with a new kitchen and decor and is situated on the second floor. This over 55'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 and pow points.

STORAGE CUPBOARDS

There is a spacious storage cupboard in t entrance hall which houses the water tar fitted shelving, fitted carpets and pow points.

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

Fabulously sized and cosy lounge with spa for a dining table. There are French doo to the rear aspect, electric log burner sty fireplace with marble hearth and surrour fitted carpets, electric storage heater, point and power points.

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

Newly fitted kitchen with window to the re aspect, coving, tiled splash back, a range wall and base units, sink with drainer u and mixer tap, space for fridge, space for freezer, eye-level built in oven, electric ho extractor hood, vinyl flooring and pow points.

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



9m) com wer	sink with vanity unit, walk in fully tiled
the ink, wer	gardens are mainly laid to lawn with
) x ace oors tyle ind, TV	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.
ear e of unit for ob, wer 5m) vith ted ors, TV	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 approx. £2,715.00 per year and payable 6 monthly.
	GROUND RENT Ground rent of approx. £385 per year.