



6 Easterfield Court  
Driffield

YO25 5PP

ASKING PRICE OF

**£80,000**

1 Bedroom Ground floor apartment

■ **Ulllyotts** ■  
EST 1891

01377 253456



Communal gardens



1



1



1



Economy 7 Heating

## 6 Easterfield Court, Driffield, YO25 5PP

Located on the western side of Eastfield Court, this ground floor apartment has the extremely rare attributes of overlooking the tranquil grounds of the whole development and as such has direct access onto a small patio area with garden area beyond.

The property has been comprehensively upgraded and is now offered to the market in a ready to move in to condition with newly laid carpets. The apartment has also been redecorated throughout.

A rare property indeed and offered at a competitive price to affect early interest and sale.

The accommodation includes attractive lounge with kitchenette leading off, bedroom with range of integrated furniture and bathroom. There is also useful storage and a particularly welcoming entrance to the apartment.

The apartment can be accessed via the communal access through the main building or, alternatively via its own external door from the gardens.

### DIRECTIONS

From Driffield Market Place, head east along Exchange Street and onto New Road. At the traffic lights turn right and Eastfield Court is located around 200 metres down the road on the right-hand side. This is within a fairly level walking distance of Driffield town centre, however, there is also a bus stop located on Bridlington Road.

### DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Kitchen



Bedroom



Bedroom

## Accommodation

### MAIN ENTRANCE

The main entrance to the building is via a communal door and guests can access via an intercom system from the door into each flat.

### ENTRANCE HALL

A very welcoming space with large built-in storage cupboard that houses the hot water cylinder. Individual access to all other rooms leading off.

### LOUNGE

19' 9" x 10' 6" (6.04m x 3.21m)

A very good sized room with rear facing window and door leading out onto a small patio with gardens beyond. Fireplace with electric fire in situ and electric storage heater.

### KITCHEN

7' 7" x 7' 3" (2.32m x 2.23m)

Fitted with a range of modern kitchen units including base and wall mounted cupboards along with worktops. Inset sink with single drainer and base cupboard beneath. Electric integrated oven and hob with extractor. Space and provision for a refrigerator and freezer.

### BEDROOM

16' 6" x 9' 1" (5.03m x 2.78m)

With rear facing window enjoying views of the garden, electric storage heater and range of integrated furniture including wardrobes and dressing table.

### SHOWER ROOM

With low level WC and vanity wash basin plus shower enclosure having a mixer shower.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

### CENTRAL HEATING

Heating is provided by Economy 7 storage heaters. Water is provided by the electric immersion heater.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Shower Room



Entrance Hall

**TENURE**

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

**SERVICE CHARGE**

£2,990 per annum is payable half yearly in advance.

**GROUND RENT**

£385 per annum is payable half yearly in advance.

**SERVICES**

Mains water, electricity and drainage.

**COUNCIL TAX BAND**

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

**ENERGY PERFORMANCE CERTIFICATE**

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

**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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

**WHAT'S YOURS WORTH?**

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**VIEWING**

Strictly by appointment with Ulllyotts.  
Regulated by RICS

## **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. Residents 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?**

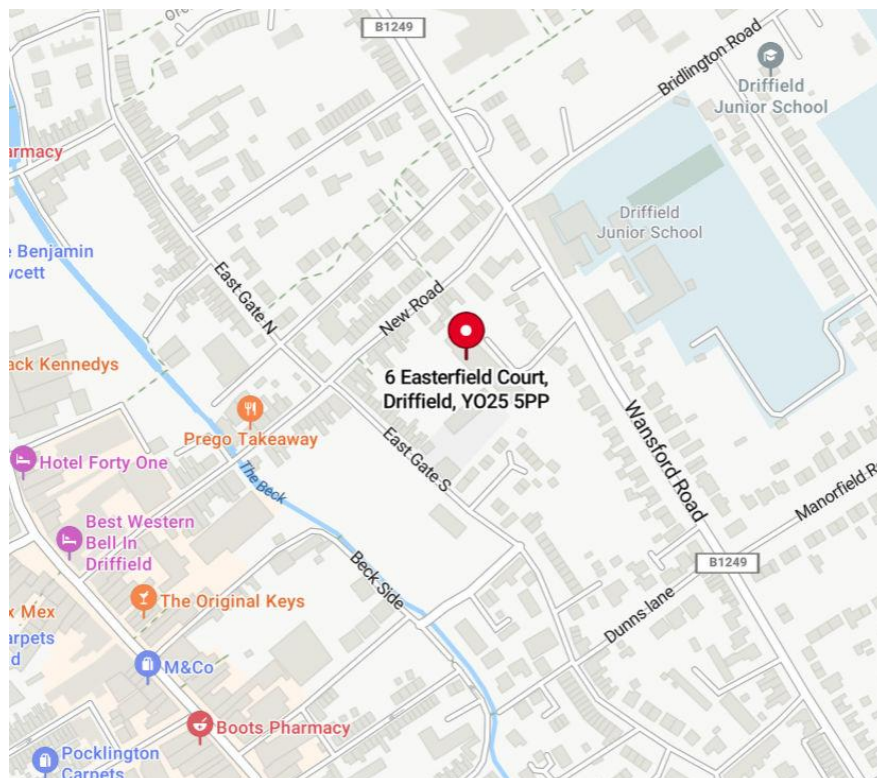
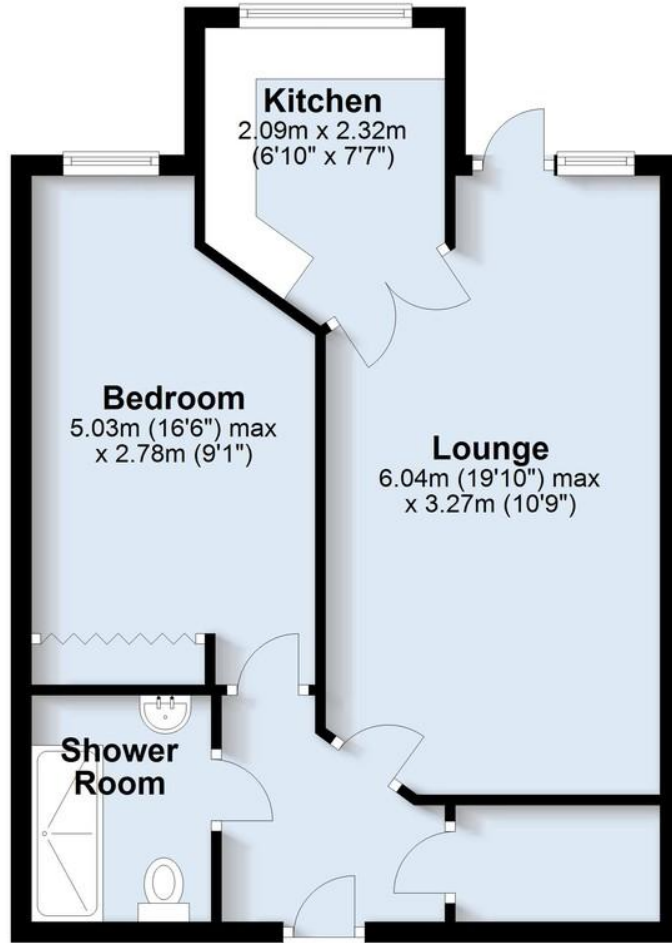
Servicing and running cost of the common parts, including cleaning, electricity, heating, lift etc. The Development Manager who looks after day to day affairs as outlined above. The communal gardens are maintained. The building is insured and the windows cleaned.

## **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.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 47 sq m

### Ground Floor



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