



24 Easterfield Court
Driffield

YO25 5PP

ASKING PRICE OF

£72,500

1 Bedroom First Floor Apartment

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



Off Road
Parking



Electric Heating

24 Easterfield Court, Driffield, YO25 5PP

Situated on the first floor, located in a purpose-built development for the over 60's, this is a super self-contained apartment, **PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT AND REDECORATED PRIOR TO SALE!**

The development offers security and communal facilities with a friendly social community feel. It is on the bus route and is ideally situated within easy walking distance of Driffield's town centre.

The property is well laid out with a spacious lounge and dining area, leading to a well-equipped kitchen with integrated appliances. The large double bedroom has built-in mirrored wardrobes and the bathroom features an easy access walk-in shower. The entrance hall has a large walk-in storage cupboard.

The development has a communal lounge, which hosts many optional get-togethers, it also has a fully equipped laundry

room and a guest suite which can be booked for single or double occupancy, at £20 and £25 per night respectively. The development has an on-site manager, a lift to all floors and stands within immaculate and delightful gardens, to simply enjoy or lend your gardening skills to.

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.



Kitchen



Lounge



Fireplace in Lounge



Bedroom

Accommodation

ENTRANCE HALL

With spacious walk-in storage cupboard, also housing thermal hot water cylinder.

LOUNGE WITH DINING AREA

22' 10" x 10' 7" (6.96m x 3.23m)

With feature marble-style fire surround housing a coal effect electric fire. Electric wall mounted heater. Coved ceiling.

KITCHEN

7' 6" x 6' 11" (2.31m x 2.13m)

Fitted with a range of modern kitchen units finished in white including base and wall mounted cupboards together with integrated appliances comprising oven and ceramic hob with extractor over.

Inset sink with single drainer and base cupboard beneath.

BEDROOM

19' 7" x 9' 3" (5.97m x 2.82m)

A spacious room featuring two double fitted wardrobes with folding mirrored doors. Wall hung electric heater.

SHOWER ROOM

Double width walk-in shower featuring a plumbed-in shower, vanity wash basin and low level WC. Tiled walls and electric heated towel radiator. Electric shaver point, wall hung convector heater and extractor fan.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 50 square metres.

CENTRAL HEATING

The property benefits from a comprehensive system including slimline Economy 7 electric storage heaters and wall hung electric heaters.

DOMESTIC HOT WATER

Provided by an electric immersion heater.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Shower Room



Entrance Hall



Gardens



Gardens

TENURE

This property is Leasehold. Further details on the lease and any additional charges are available upon request.

SERVICES

Mains water, electricity, telephone 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 B. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.



Entrance to development

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

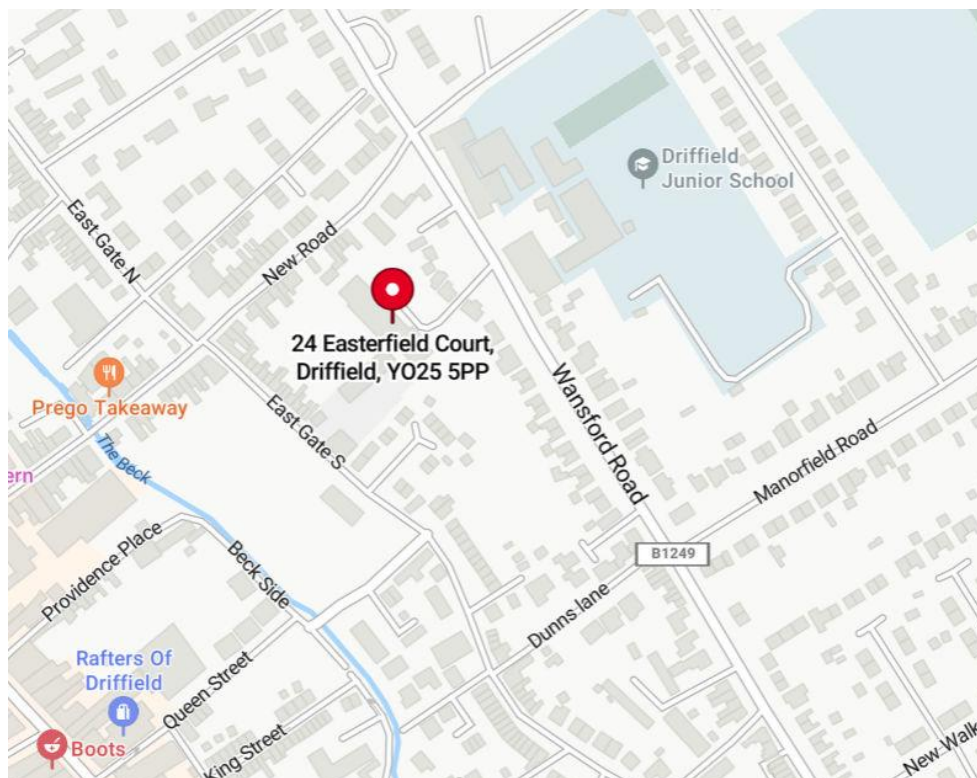
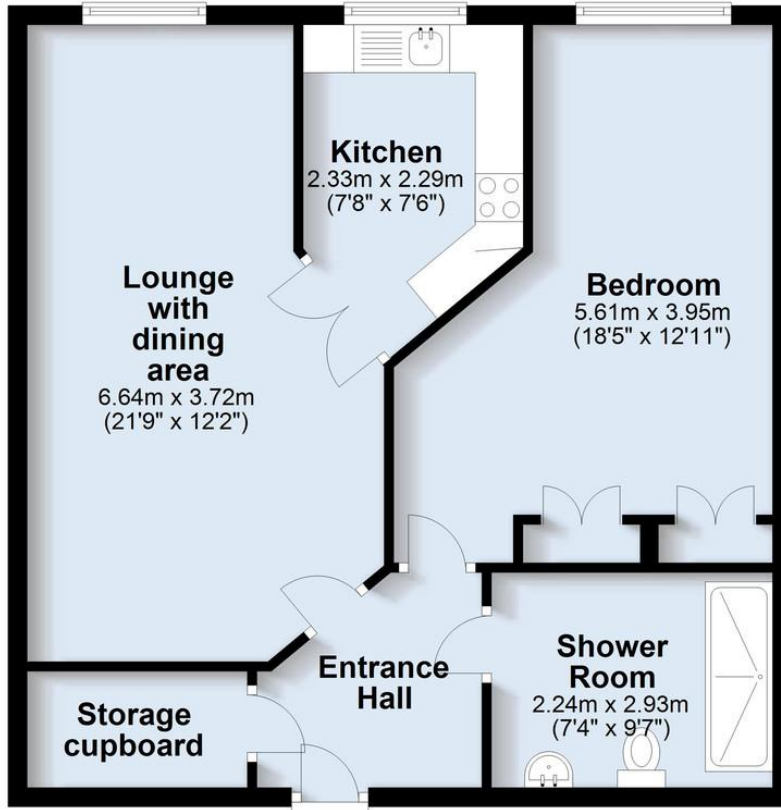
VIEWING

Strictly by appointment with Ulyyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 50 sq m

Ground Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
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Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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