



30 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

30 Easterfield Court, Driffield, YO25 5PP

Located on the first floor of this popular residential development for the over 55's, this is an outstanding apartment presented to an excellent standard throughout with views overlooking the garden. The accommodation includes attractively presented lounge, kitchenette, bedroom and bathroom with views over the garden from the lounge area.

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

ENTRANCE HALL

With door to:

LOUNGE

17' 7" x 10' 4" (5.36m x 3.15m)

With attractive Juliette-style balcony off overlooking the garden and featuring a fireplace having an electric fire in situ. Coved ceiling and electric storage heaters. Double doors leading into:

KITCHEN

7' 3" x 7' 0" (2.23m x 2.14m)

Extensively fitted with a range of base and wall mounted cupboards, the base cupboards having worktops over and being complimented by a range of integrated appliances including electric oven plus four-ring hob and stainless steel sink with base cupboard beneath.

BEDROOM

12' 5" x 9' 0" (3.81m x 2.75m)

With built in range of wardrobes having mirrored doors. Electric heater.

BATHROOM

Fitted with a panelled bath, wash hand basin and low-level WC.

SERVICE CHARGE

Information awaited.

GROUND RENT

Information awaited.

FLOOR AREA

From the energy performance certificate, the floor area for the property is stipulated as 44 square meters.

CENTRAL HEATING

The property benefits from electric heating.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the 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.



Bathroom

ENERGY PERFORMANCE CERTIFICATE

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

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



Communal Garden

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. Resident's 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.

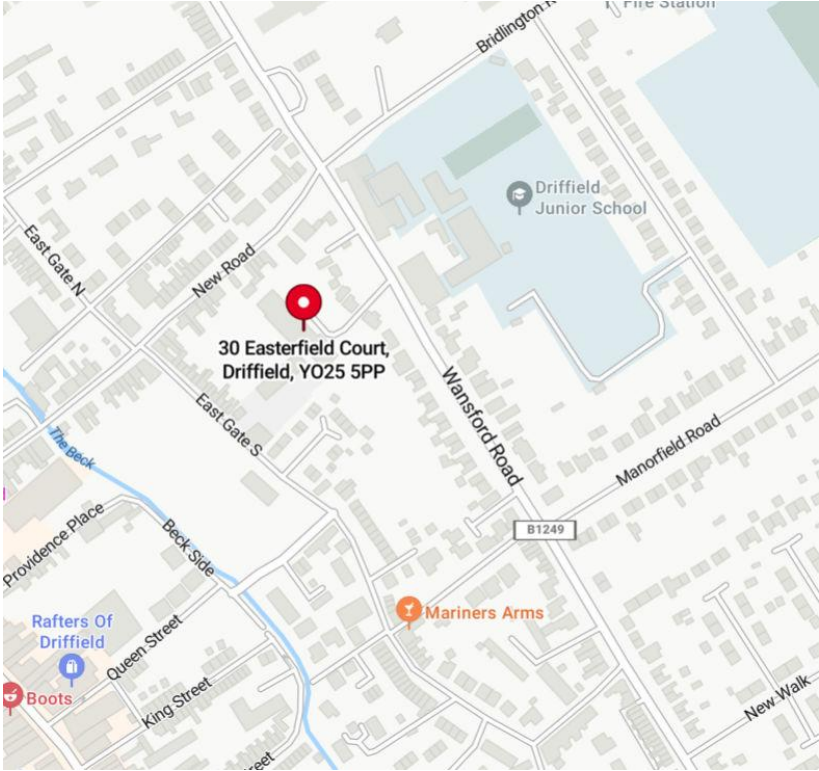
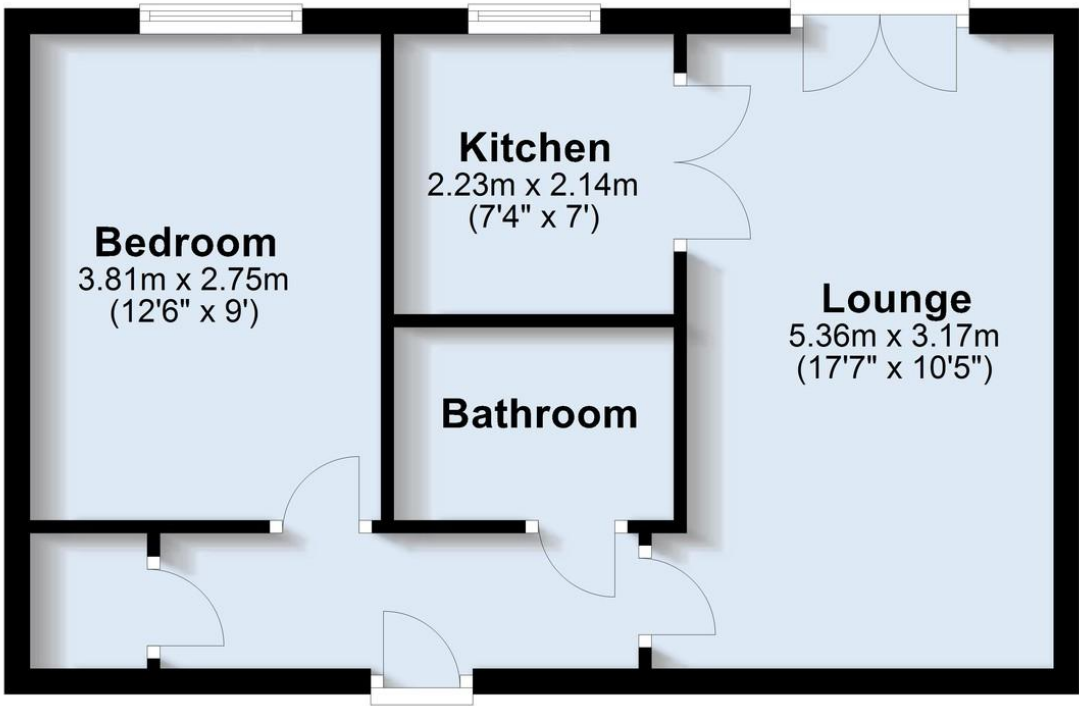
PETS

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 44 sq m

Ground Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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