



33 Easingwood Way  
Driffield  
YO25 5PJ

ASKING PRICE OF

**£115,000**

2 Bedroom First Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01377 253456



Lounge/Kitchen

 2  1  1  Allocated Parking  Electric Heating

### 33 Easingwood Way, Driffield, YO25 5PJ

This is **ABSOLUTELY IMMACULATE** throughout and in a **move-into condition**. This first floor self contained apartment not only provides a delightful living space, it also has the attractive feature of an open aspect to the front over green space.

The accommodation itself includes entrance hall, open plan lounge with kitchen, two bedrooms and bathroom. It benefits from versatile electric heating combining low cost economy seven heaters with the capability of also being able to operate at any time.

**Viewing of this property will definitely NOT disappoint!**

#### 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.





Entrance



Lounge



Kitchen



Bedroom

## Accommodation

### COMMUNAL MAIN ENTRANCE

With staircase leading to other floors. Exterior intercom.

### ENTRANCE TO APARTMENT

Fitted laminate floor, electric heater, shelf and mirror.

### LOUNGE

22' 6" x 11' 6" (6.88m x 3.53m)

With electric heater and front facing window. Laminate flooring.

Open plan into:

### KITCHEN

Fully fitted with a modern range of kitchen units including worktop and useful breakfast bar area. Integrated appliances include oven and hob with extractor, dishwasher and washing machine. Inset ceiling lighting.

### BEDROOM 1

13' 1" x 10' 2" (4.01m x 3.12m)

With built-in wardrobes. Electric heater.

### BEDROOM 2

11' 10" x 11' 8" (3.63m x 3.56m)

With built-in wardrobe, laminate flooring and electric heater.

### BATHROOM

With low level WC, wash hand basin and panelled bath with shower over and glass screen. Chrome electric radiator, recessed ceiling lighting.

### OUTSIDE

The property benefits from its own car parking space.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 62 square metres.

### HEATING

The property benefits from electric heating.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Bedroom



Bathroom

## TENURE

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

## SERVICE CHARGE

(To be confirmed).

## GROUND RENT

(To be confirmed).

## COUNCIL TAX BAND

Band B.

## ENERGY PERFORMANCE CERTIFICATE

Rating 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.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

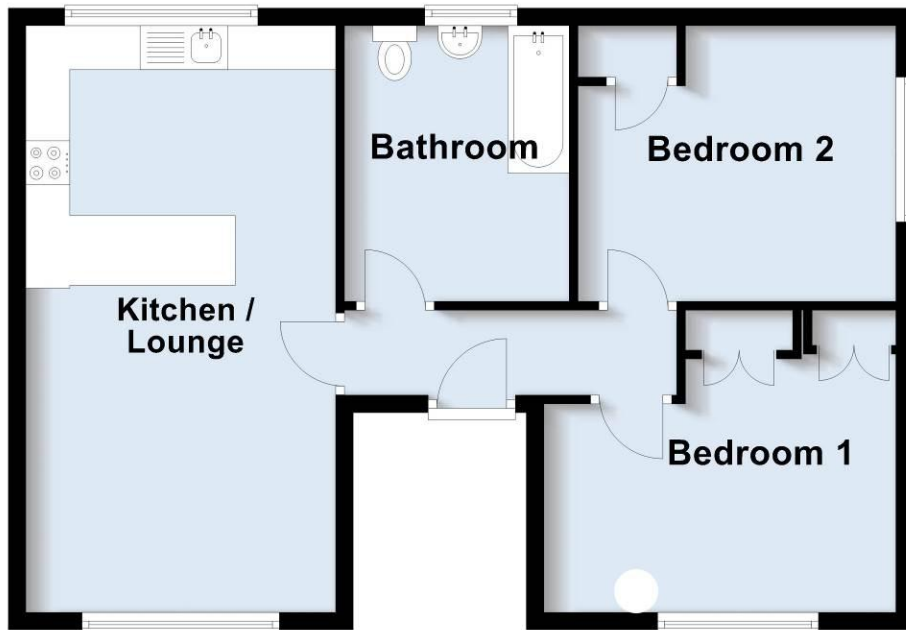


View

The stated EPC floor area, (which may exclude conservatories),  
is approximately 62 sq m

## First Floor

Approx. 641.8 sq. feet







# Why Choose Ulllyotts?



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**We will never be  
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Ulllyotts guarantee that we will never be beaten on fees.
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Don't just take our word for it...See the above Rightmove pie chart.
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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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