



7 Wansford Road
Easterfield Court Annexe
Driffield, YO25 5NB

ASKING PRICE OF

£70,000

1 Bedroom First Floor Apartment



Entrance Hall

 1
  1
  1
  Parking (non-allocated)
  Electric Heating

7 Wansford Road, Easterfield Court Annexe, Driffield , YO25 5NB

A BEAUTIFULLY APPOINTED first floor apartment situated within a small annexe to the main development of Easterfield Court which fronts onto Wansford Road. The apartment is accessed via a front door serving just two similar apartments, this being beautifully maintained and gives access to the private range of accommodation on offer.

The accommodation includes attractive lounge with kitchen that leads directly off, double bedroom with fitted furniture and well fitted bathroom.

Though the property is situated away from the main development of Easterfield Court, it still enjoys all the communal features associated with such a development including residents lounge, communal gardens and laundry facilities.

In summary, THIS REALLY IS A DELIGHTFUL SELF CONTAINED APARTMENT meticulously maintained with a renewed shower room and modern heating system within a secure environment.

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.



Living Room



Kitchen



Bedroom



Shower Room

Accommodation

COMMUNAL DOORWAY

Leading to two first floor apartments, a really well maintained staircase which leads to Numbers 7 and 5.

ENTRANCE HALL

With large built-in storage cupboard. Housing hot water cylinder. Coved ceiling. Wall mounted electric heater.

LIVING ROOM

15' 5" x 9' 9" (4.71m x 2.99m)

With rear facing window overlooking the delightful gardens of Easterfield Court, feature fire surround with electric fire in situ. Coved ceiling. Electric storage heater (fan assisted).

Double doors leading to:

KITCHEN

7' 4" x 7' 2" (2.24m x 2.19m)

With window looking onto Wansford Road. Comprising stainless steel sink and base cupboard beneath. Electric hob and electric oven. Fitted with a range of base and drawer cupboards along with wall mounted cupboards to match. Space and plumbing for automatic washing machine, space for a refrigerator and freezer.

BEDROOM

13' 8" x 9' 1" (4.18m x 2.78m)

With rear facing window overlooking the gardens of Easterfield Court. Coved and textured ceiling. Built-in wardrobes with mirrored doors and further built-in wardrobes with overhead cupboards. Electric storage heater (fan assisted).

SHOWER ROOM

6' 6" x 5' 5" (2.00m x 1.67m)

With large walk-in shower having a mixer shower with fixed overhead shower head with additional shower hose. Vanity style wash hand basin and low level WC. Fitted vanity cupboard with electric lighting. Wall mounted electric heater.

OUTSIDE

The property enjoys an attractive setting onto Wansford Road along with the communal facilities of Easterfield Court.

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



Communal gardens, laundry room and lounge



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. Resident's are able to take guest bed rooms 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.

CENTRAL HEATING

Electric storage heaters. These are fan assisted providing the optimum energy efficiency.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

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

Ground rent is payable of £192.50, half yearly in advance.

In addition, a service charge is payable in the sum of £3283 per annum

SERVICES

Mains water, electricity, telephone and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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.

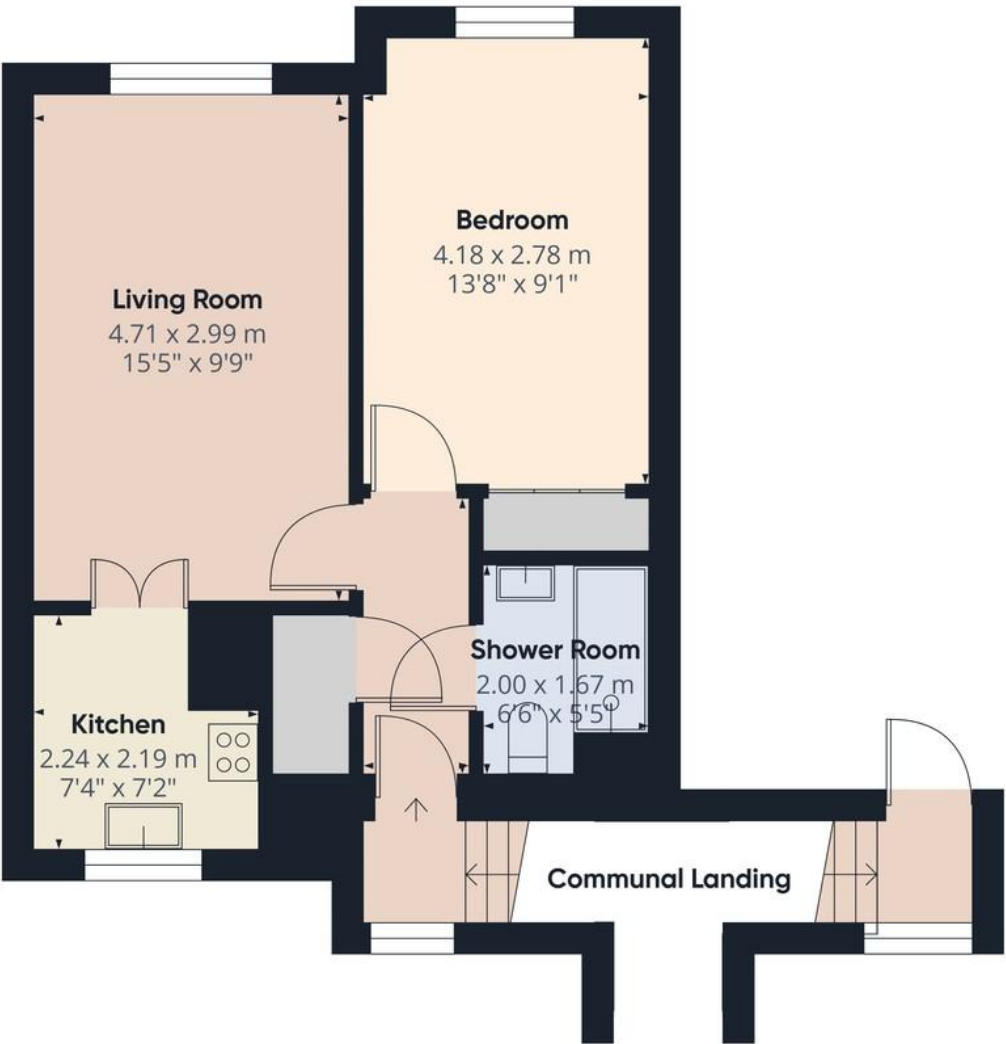
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The digitally calculated floor area is 38 sq m (413 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
38.4 m²
413 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



7 Wansford Road

DRIFFIELD

Driffield

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