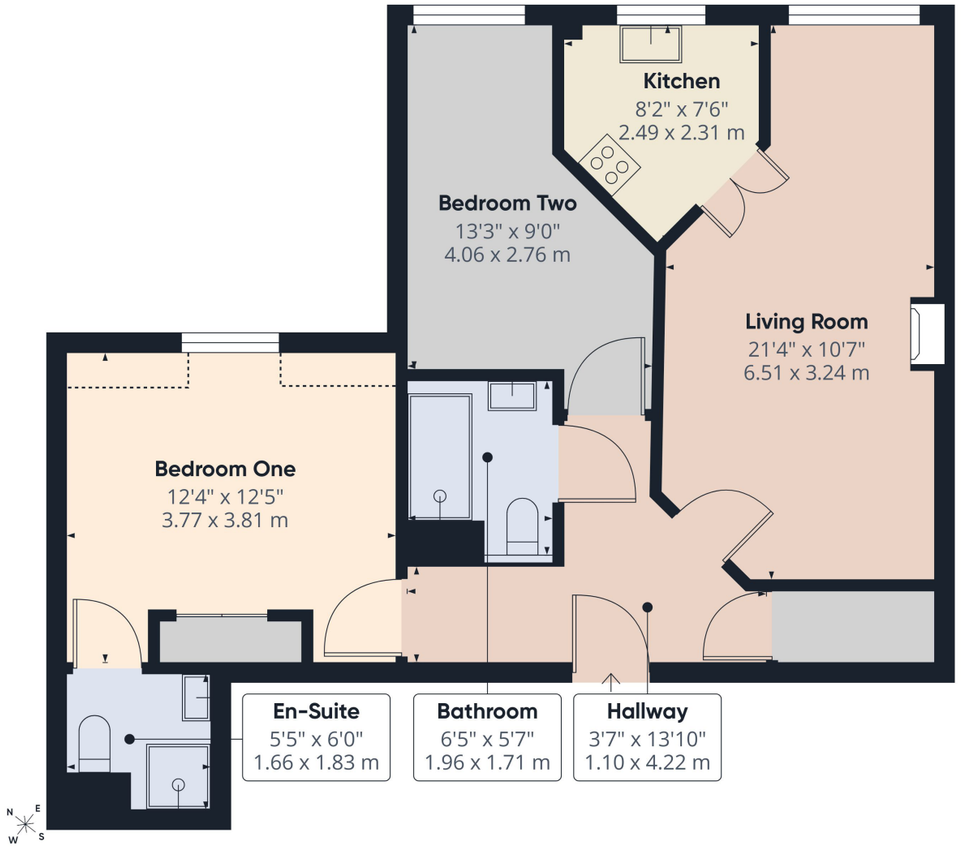


Approximate total area(1)

652 ft²

60.6 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



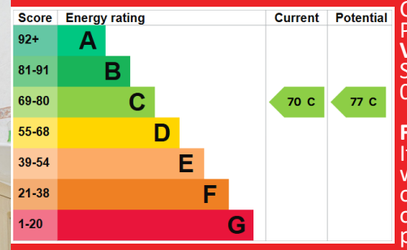
Guide Price £90,000

38 Easterfield Court, Driffield, YO25 5PP









SERVICES
Mains water, electricity and drainage all connected to the property.

TENURE
The property is held under Leasehold Title with approximately 105 years remaining. The lease started with 125 years as of 1st September 2003. Further details on the lease and any additional charges are available upon request. The property is offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.





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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



38 Easterfield Court, Driffield, YO25 5PP

A fantastic opportunity to purchase this well-presented two-bedroom second-floor apartment, situated within a popular over 60s development. Two-bedroom apartments within this development rarely come to the market, making this an excellent opportunity for buyers seeking a comfortable home in a welcoming community. The property is offered for sale with no onward chain and benefits from access to attractive communal gardens, providing a pleasant outdoor space to enjoy. Don't miss out, call to arrange your viewing today!!

The property briefly comprises:- entrance hall with storage cupboard, lounge, kitchen, primary double bedroom and en-suite, additional bedroom, and shower room.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 3'7 (1.10m) x 13'10 (4.22m)

Door to the front aspect, coving, intercom telephone system, fitted carpets and power points.

STORAGE CUPBOARD

There is a storage cupboard in the entrance hall housing the water tank and power points. Ideal for additional storage.

LOUNGE- 21'4 (6.51m) x 10'7 (3.24m)

Window to the rear aspect, coving, electric fireplace with surround hearth and mantel piece, fitted carpets, radiators, TV point, telephone point and power points.

KITCHEN- 8'2 (2.49m) x 7'6 (2.31m)

Window to the rear aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge, space for freezer, plumbing for washing machine, built in electric oven, electric hob and extractor hood, laminated flooring, wall mounted blow heater and power points.

BEDROOM ONE- 12'4 (3.77m) x 12'5 (3.81m)

Spacious double bedroom with window to the rear aspect, built in wardrobes and drawers, fitted carpets, radiator, TV point, telephone point and power points.

EN-SUITE- 5'5 (1.66m) x 6'0 (1.83m)

Well proportioned with coving, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, fully tiled shower cubicle, fitted carpets, heated electric radiator, wall mounted blow heater and extractor fan.

BEDROOM TWO- 13'3 (4.06m) x 9'0 (2.76m)

Window to the rear aspect, coving, built in wardrobes and storage cupboards, fitted carpets, radiator and power points.

BATHROOM- 6'5 (1.96m) x 5'7 (1.71m)

Coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, large shower, vinyl flooring, heated towel rail, wall mounted blow heater and extractor fan.

COMMUNAL GARDENS

The beautifully landscaped communal gardens are mainly laid to lawn with flourishing flower and shrub borders.

ON SITE FACILITIES

There is use of a house manager, communal lounge, kitchen, laundry, internal refuse room, guest suite, lift and communal gardens.

PARKING

Parking bays are strictly for residents only. The spaces are not allocated.

PETS

Having a pet is subject to the onsite pet policy.

SERVICE CHARGE

The service charge covers the communal residents lounge, kitchen, laundry, refuse, guest bedroom, lift, communal gardens, buildings insurance, external window cleaning, security and Careline facilities as well as the development manager. It's current charge is £5,205.00 per year and payable 6 monthly. (September & March)

GROUND RENT

Ground rent of £450 per year. This is paid in two instalments, one in September of £225 and the other payment in March.



