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Chartered Surveyors

35 Easingwood Way
Driffield
YO25 5PJ

Second Floor Apartment
Stunning open countryside views
Private landing area

2 Good sized bedrooms
Contemporary living at its finest
A stylish first/investment property

Asking Price Of:
£107,000



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Being located on the upper most floor of this purpose built development of stylish apartments, this is in the prime location given that access to the property is not communal and, once inside, not only can the occupants enjoy stylish modern living, there are also delightful panoramic views across open countryside from most windows.

The property is ideal as a starter home and includes parking space, whilst the accommodation is generously proportioned to include lounge with attractive fully fitted kitchen, 2 bedrooms and contemporary bathroom.

A property which should certainly be given more than a passing glance and is much more than "just" an apartment in a modern development.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country.

A street market is held each Thursday. With a very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club and scooter, skateboard and BMX centre.

LOUNGE/KITCHEN

22' 8" x 11' 9" (6.91m x 3.6m)

Dual aspect windows and incorporating an attractive kitchen area. Fitted laminate flooring and electric wall mounted heater. Coved ceiling.

The kitchen area features an attractive wood grain effect finished units including base and wall mounted cupboards with worktops and integrated appliances including a four ring electric hob with extractor over, integrated electric oven, concealed dishwasher and washing machine.

Integrated refrigerator and provision for a free standing one. One and a half bowl sink and fitted laminate flooring.



BEDROOM 1

11' 9" x 11' 9" (3.6m x 3.6m)

With fitted wardrobes. Electric heater.



BEDROOM 2

13' 1" x 10' 4" (4.0m x 3.17m)

Electric heater.



BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC.



OUTSIDE

The property enjoys a private parking space.

CENTRAL HEATING

The property is heated by combination electric heaters running on a dual fuel tariff both Economy 7 and standard tariff.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

Leasehold. The Lease dating from 2007 is 100 years.

GROUND RENT

A ground rent is payable of £100.00 per annum.

SERVICE CHARGE

Residents within the building are required to pay a service charge to cover maintenance of communal parts and insurance of the building, this is currently £53.33 per month, payable quarterly in advance.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. A copy is available on the internet.

SERVICES

Mains water, electricity and drainage.

NOTES

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. Floor plans are for illustrative purposes only.

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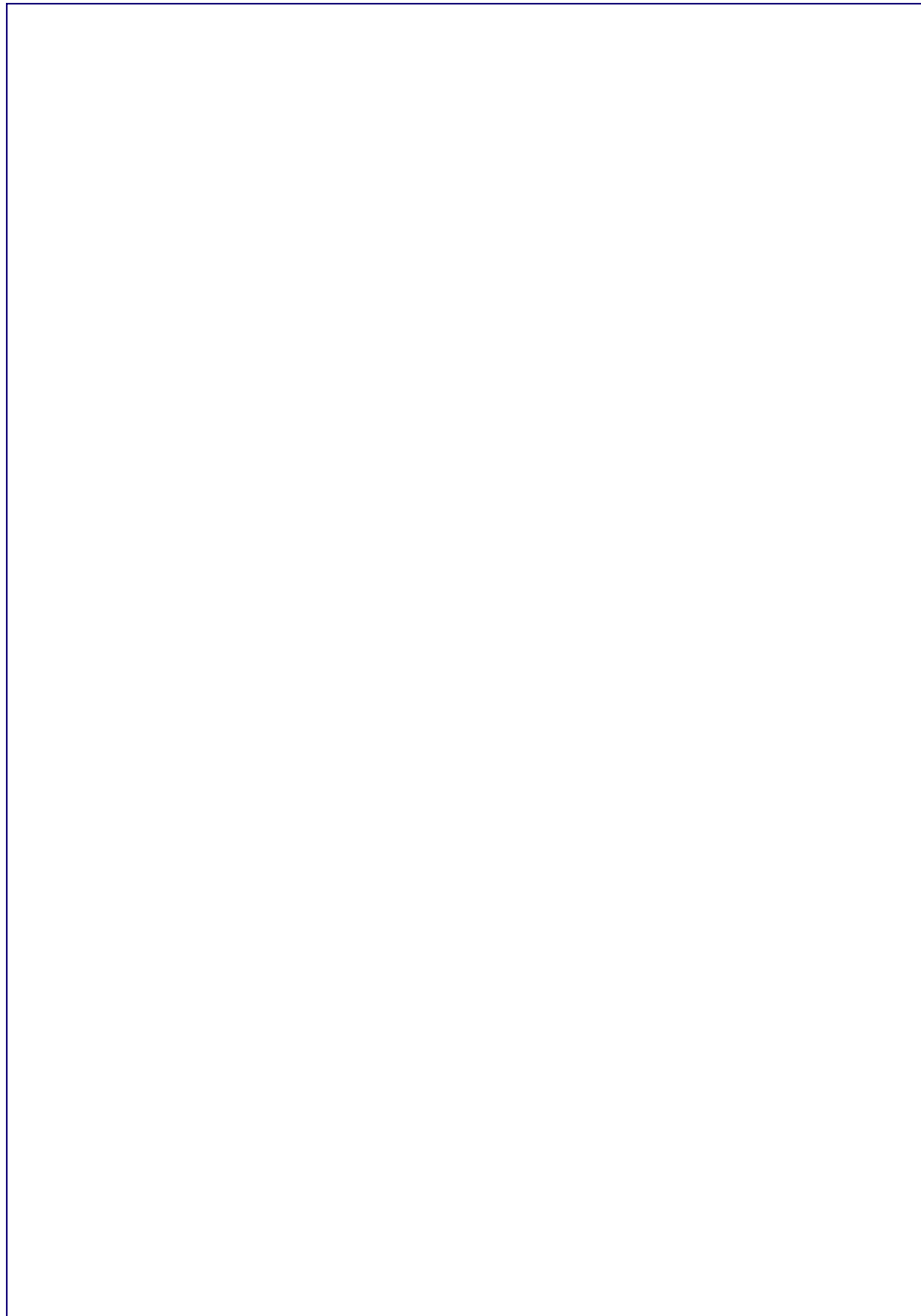
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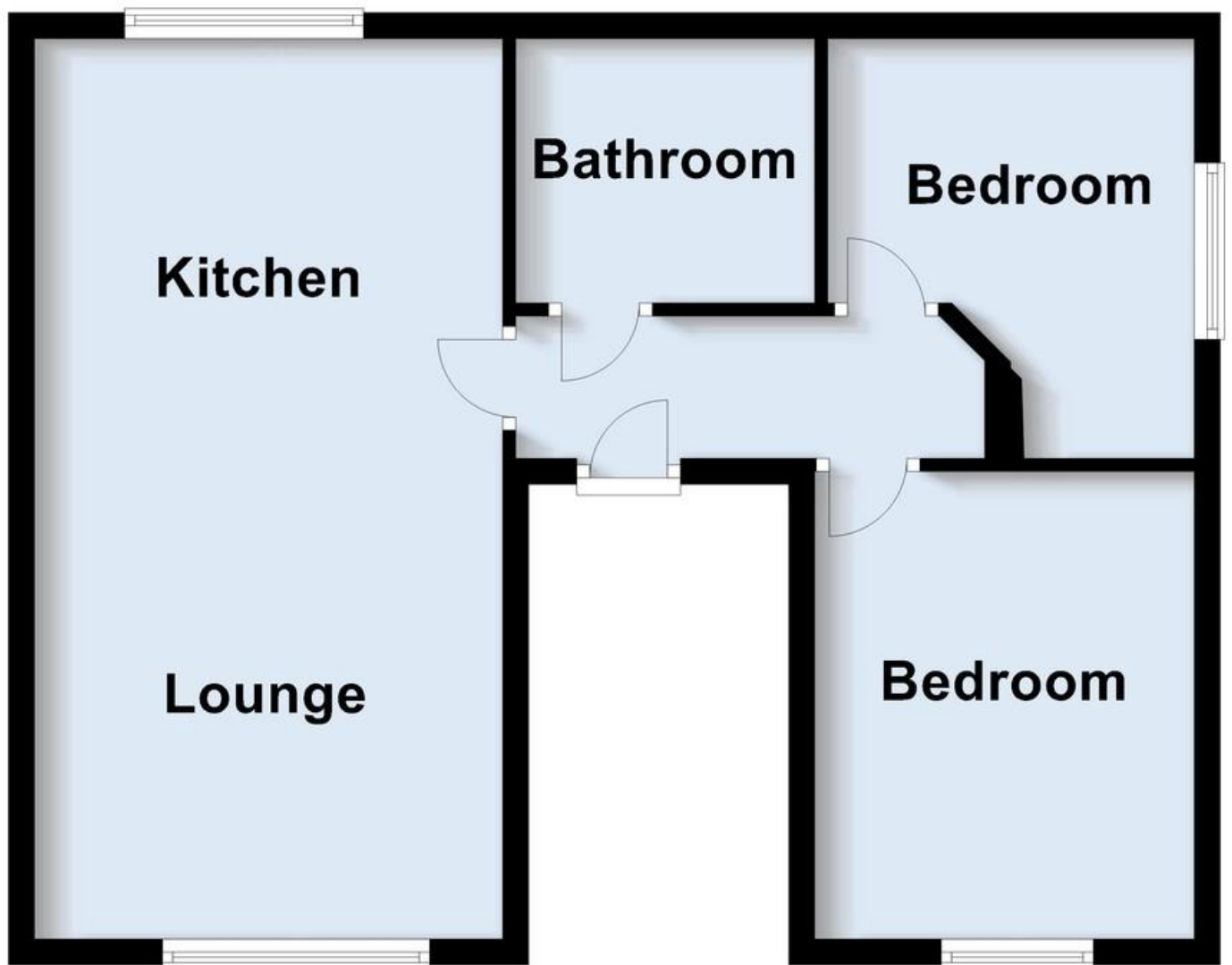
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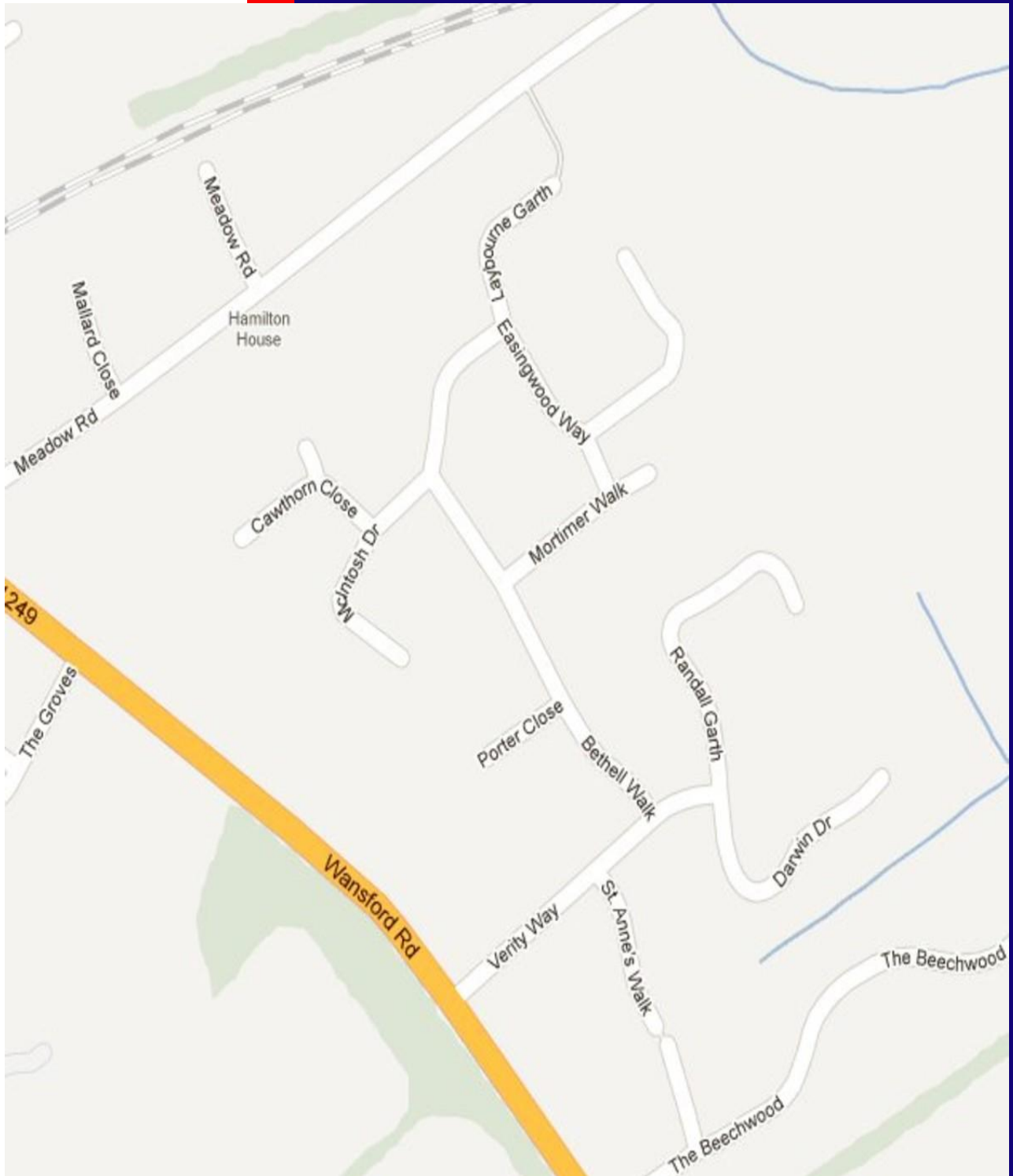
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Ground Floor





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