



Approximate total area⁽¹⁾
386 ft²
35.8 m²

(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



Dee Atkinson & Harrison

Asking Price
£65,000

28 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 'B'.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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28 Easterfield Court, Driffield, YO25 5PP

DESCRIPTION

Situated within a popular retirement development for the over-55s, 28 Easterfield Court provides a welcoming and secure environment, ideally suited to those seeking independent living with the convenience of nearby amenities and community facilities. The property benefits from a recently fitted contemporary kitchen, offering stylish units and practical workspace, while the shower room has also been improved to a high standard, creating a fresh and attractive space. Throughout, the apartment is well maintained and presented in move-in-ready condition, allowing a purchaser to settle in with minimal effort or expense. Early viewings are recommended!!

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

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.

LOUNGE - 14'8" x 10'0" (4.48m x 3.06m)

A bright and airy lounge space with french doors and a Juliette balcony to the front aspect, coving, electric log burner, fitted carpets, electric storage heater, TV point and power points.

KITCHEN - 5'7" x 7'2" (1.72m x 2.20m)

A modern kitchen with window to the side aspect, coving, partially tiled splash back with black glass splash back behind the hob, a range of wall and base units, sink with drainer unit, integral fridge/freezer, built in electric oven, electric hob, extractor hood, laminated flooring and power points.

BEDROOM ONE - 11'1" x 8'11" (3.54m x 2.74m)

A great proportioned double bedroom with window to the front aspect, fitted wardrobes with mirrored doors, fitted carpets, electric storage heater, TV point and power points.

SHOWER ROOM - 6'10" x 5'7" (2.10m x 1.72m)

A recently improved shower room with partially tiled walls, wet wall panels, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower, LED mirror, laminated flooring, electric towel radiator 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 resident manager. It's current charge is £3,319.92 per year and payable 6 monthly. (September & March)

GROUND RENT

Ground rent of £385 per year. This is paid in two instalments, one in September of £192.50 and the other payment in March.



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