



3 Easterfield Court
Driffield

YO25 5PP

ASKING PRICE OF

£72,500

1 Bedroom Ground

- Est. 1891 -
Ullyotts
Estate Agents

01377 253456



Lounge



Non-allocated parking available



Electric Heating

3 Easterfield Court, Driffield, YO25 5PP

Perhaps one of the best ground floor apartments within the development! Having direct access onto delightful, communally maintained, landscaped gardens to the rear. This is a tremendous feature of the property and an apartment within this complex with such an attribute is seldom available on the market.

The accommodation includes main entrance with storage cupboard, rear facing lounge with access onto the gardens, kitchen with integrated appliances, bathroom and bedroom that includes ward robes.

Overall, the property is in EXCELLENT CONDITION THROUGHOUT with an upgraded electric heating system, though the interior could benefit from some re-decoration. This does not take away the benefit of the location of the apartment within the building which is quite delightful!

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 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.



Kitchen



Bedroom



Bathroom



Communal Garden

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 bedrooms 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.

Accommodation

ENTRANCE HALL

With large built-in cupboard housing the hot water cylinder.

LOUNGE

17' 5" x 8' 9" (5.33m x 2.67m)

With a traditional fire surround and electric fire in situ. Coved ceiling. Wall mounted controllable electric heating. Door leading directly onto a small patio within the grounds of Easterfield Court, having the gardens beyond.

Double doors leading into :

KITCHEN

8' 9" x 5' 7" (2.68m x 1.71m)

Fitted along three walls including base and drawer units finished in a maple effect. Integrated electric oven and electric hob with extractor over. Space for a refrigerator and inset stainless steel sink with base cupboard beneath.



Communal Garden



Communal Garden

BATHROOM

6' 8" x 5' 6" (2.05m x 1.68m)

With panelled bath and having a mains plumbed-in shower over with side screen. Vanity wash hand basin and low level WC. Fully tiled walls and coved ceiling. Integrated electric lighting above the mirror and wall mounted heated towel radiator.

BEDROOM

15' 2" x 8' 5" (4.64m x 2.59m)

With rear facing window and built-in wardrobes having mirrored doors. Electric heater. Coved ceiling.

HEATING

Provided by the electric heaters.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

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

MAINTENANCE CHARGES

A maintenance fee is payable in respect of maintenance of common parts, this is payable 6 monthly in advance - for 2026 the figure of £1,677.25 is payable. In addition, a ground rent is payable of £192.50 per 6 month period.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

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.

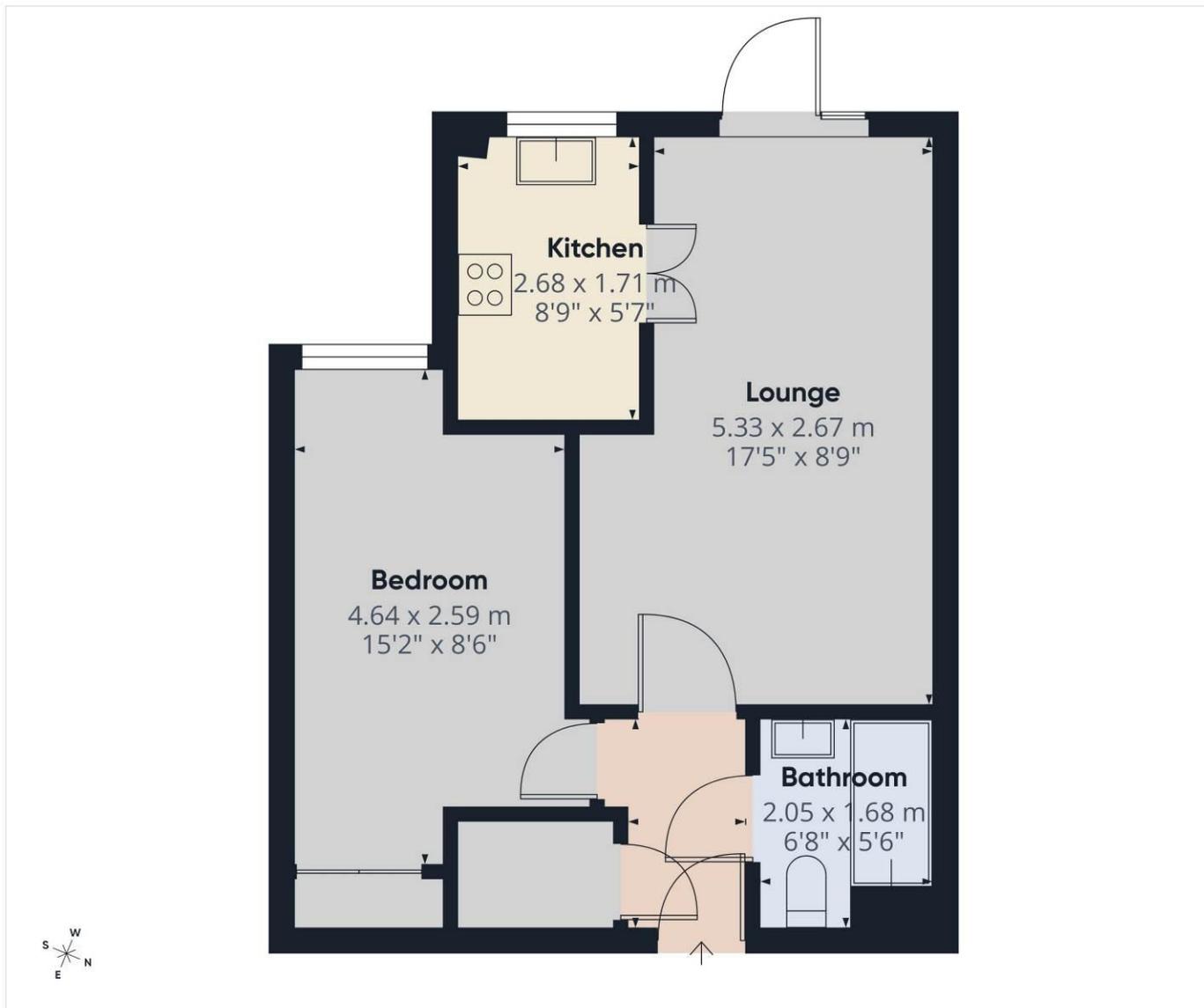
Floor plans are for illustrative purposes only.

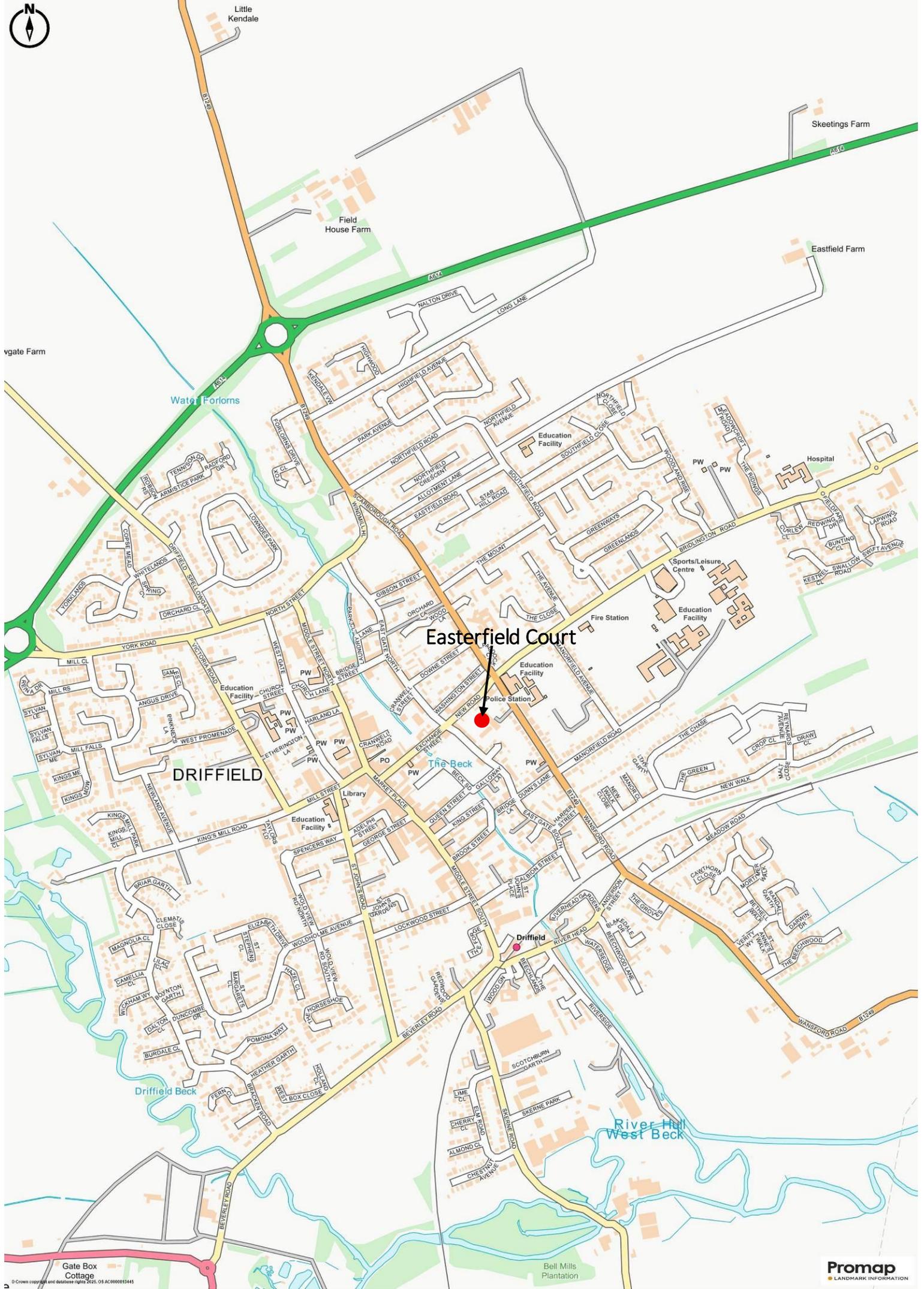
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 40 sq m (428 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Easterfield Court



DRIFFFIELD

Drifffield

▪ Est. 1891 ▪
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