



28 Easterfield Court  
Drifffield  
YO25 5PP

ASKING PRICE OF

**£65,000**

1 Bedroom First Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01377 253456





Communal garden

 1
  1
  1
  Off Road Parking
  Electric Heating

## 28 Easterfield Court, Driffield, YO25 5PP

Forming part of this popular, purpose-built development by McCarthy Stone, this is a BEAUTIFULLY APPOINTED, self-contained apartment with front facing aspect. The property is located on the first floor and features an attractive Juliet railed balcony with French doors from the lounge. The kitchen area is fully functional and has been recently re-fitted to include a full range of appliances as has the shower room which now features a spacious walk-in shower.

Eastfield Court is well situated for access into Driffield town centre and the development is also handily placed for the local bus stop and features communal parking and grounds.

### 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.





Lounge



Kitchen



Bedroom



Shower Room

## Accommodation

### ENTRANCE HALL

With large built-in storage cupboard.

### LOUNGE

14' 6" x 10' 0" (4.44m x 3.07m)

With feature French doors and Juliet balcony to the exterior.  
Stove effect fire and electric storage heater.

### KITCHEN

7' 3" x 6' 0" (2.21m x 1.84m)

Well fitted with a wealth of modern kitchen units including base and wall cupboards with co-ordinating worktop. Inset sink with swan neck mixer tap and integrated electric oven plus hob and extractor over. Integrated fridge freezer.

### SHOWER ROOM

Re-fitted and including a walk-in shower with sliding glass doors, low-level WC and vanity wash basin. Wet walling to the shower area and tiling elsewhere.

### BEDROOM

13' 9" x 9' 0" (4.2m x 2.75m)

With recessed wardrobe and front facing window plus electric heater.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 38 square metres.

### CENTRAL HEATING

Mains water, electricity, telephone and drainage.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is leasehold. We understand that the property is leasehold with a long lease. A service charge is payable of £3216 is payable per annum to cover insurance and maintenance of common parts.

Ground rent of £385 is also payable.

These are payable in two parts, 6 monthly in advance.

### SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND

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

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## 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.

## WHAT'S YOURS WORTH?

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\*by any local agent offering the same level of service.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

## 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.

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.

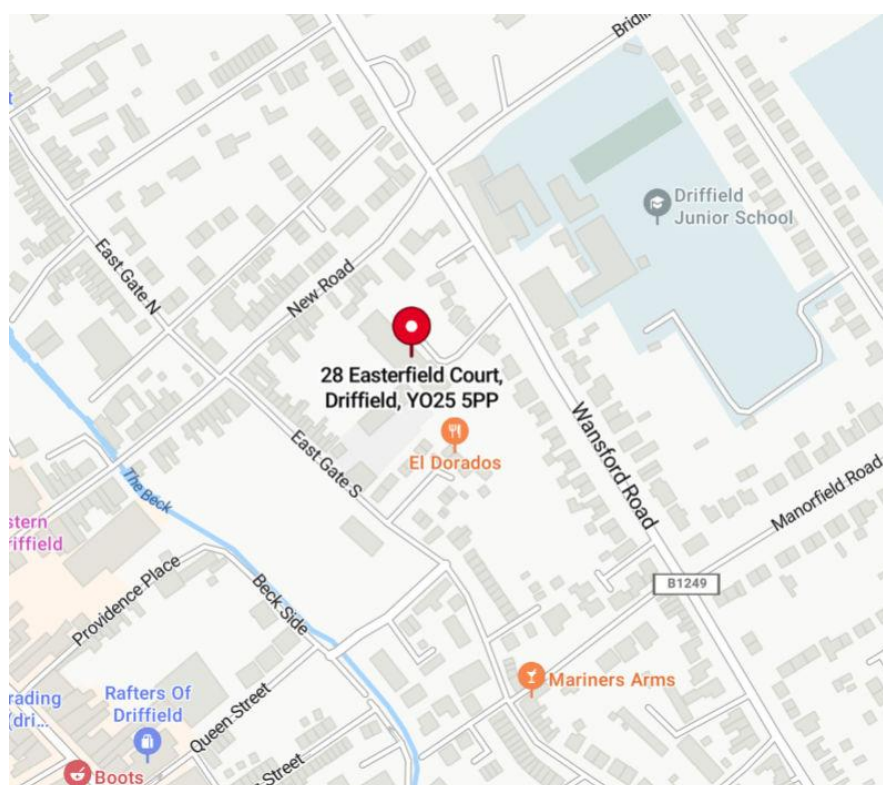
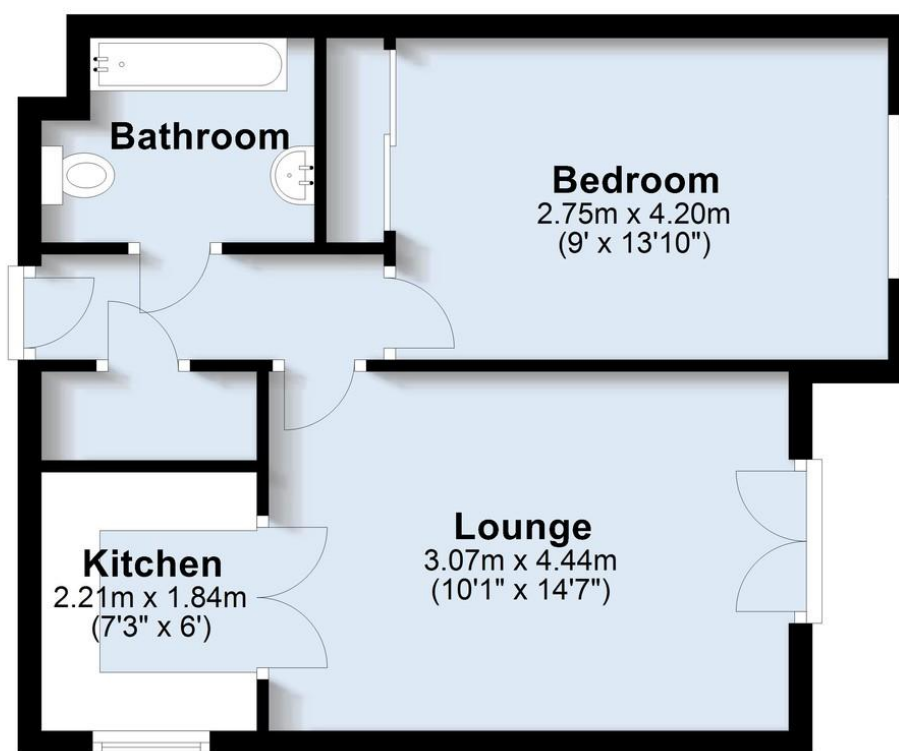
## PETS

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.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 38 sq m

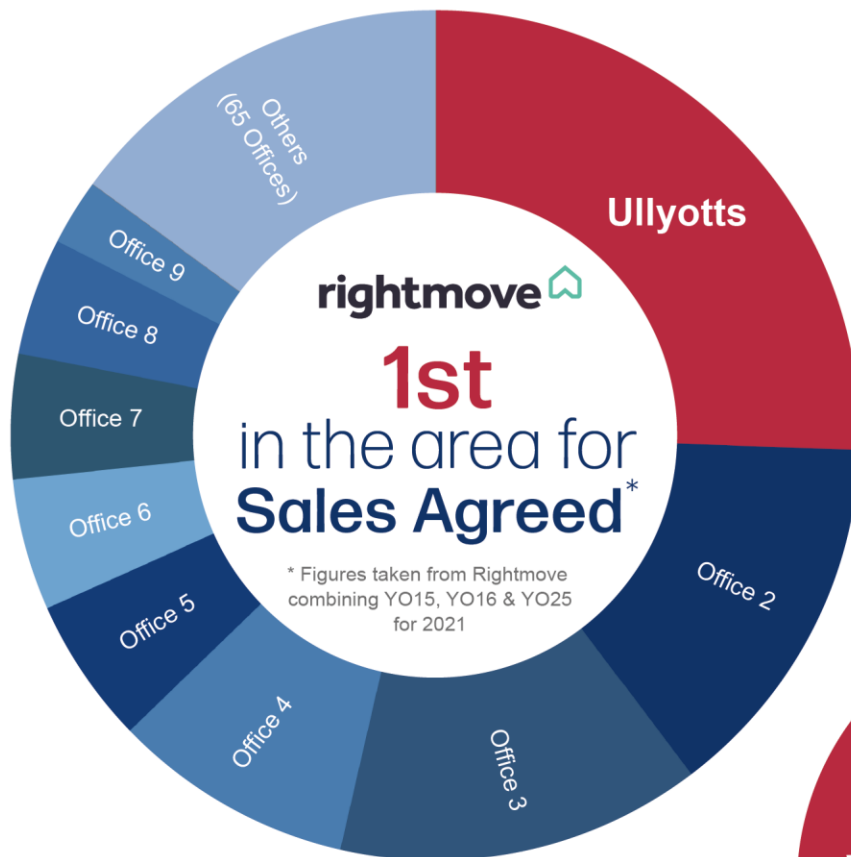
## Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)





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