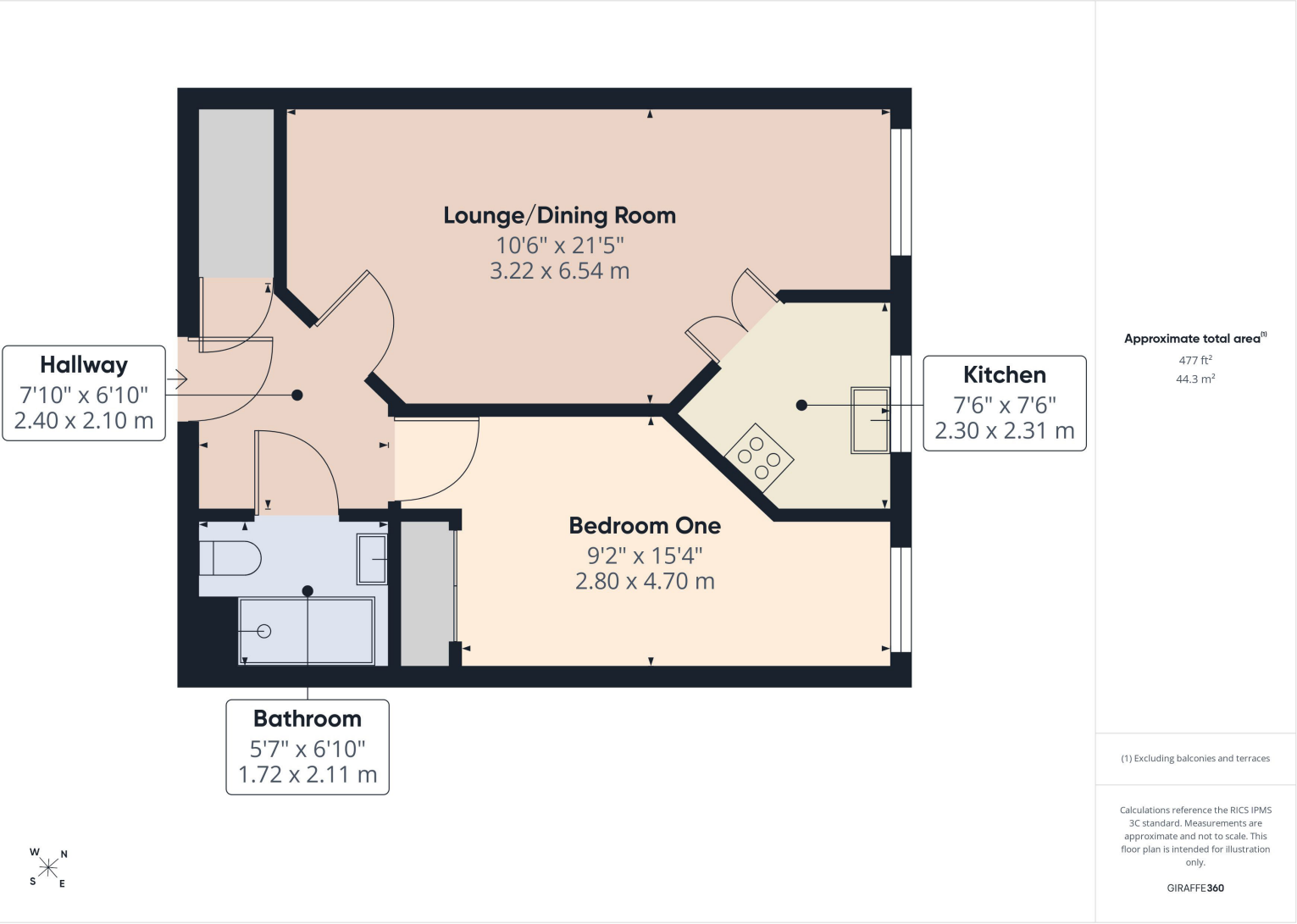




Guide Price
£75,000

27 Easterfield Court,
Drifffield, YO25 5PP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.





27 Easterfield Court, Driffield, YO25 5PP

Offered to the market with no onward chain, 27 Easterfield Court is a well-presented first-floor apartment is situated within a popular over 55's development, providing comfortable and secure retirement living. Residents can enjoy access to a range of communal facilities, creating a friendly and sociable environment, while the development is ideally located close to local amenities and transport links. This is an excellent opportunity for those seeking independent retirement living in a well-maintained community. Early viewing is highly recommended. The property briefly comprises:- entrance hall with storage cupboard, lounge/dining room, kitchen, one double 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

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/DINING ROOM - 10'6" x 21'5" (3.22m x 6.54m)

Fabulously sized and cosy lounge with space for a dining table. window to the front aspect, coving, electric fireplace with marble hearth and surround, fitted carpets, electric storage heater, TV point and power points.

KITCHEN - 7'6" x 7'6" (2.30m x 2.31m)

Window to the front aspect, coving, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge, built in eye-level oven, electric hob, extractor hood, laminated flooring and power points.

BEDROOM ONE - 9'2" x 15'4" (2.80m x 4.70m)

Generously sized double bedroom with window to the rear aspect, fitted wardrobes with mirrored doors, fitted carpets, electric storage heater, TV point and power points.

SHOWER ROOM - 5'7" x 6'10" (1.72m x 2.11m)

Coving, fully tiled walls with wet wall panels, three piece bathroom suite

comprising:- low flush WC, sink with vanity unit, shower, laminated flooring 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.

