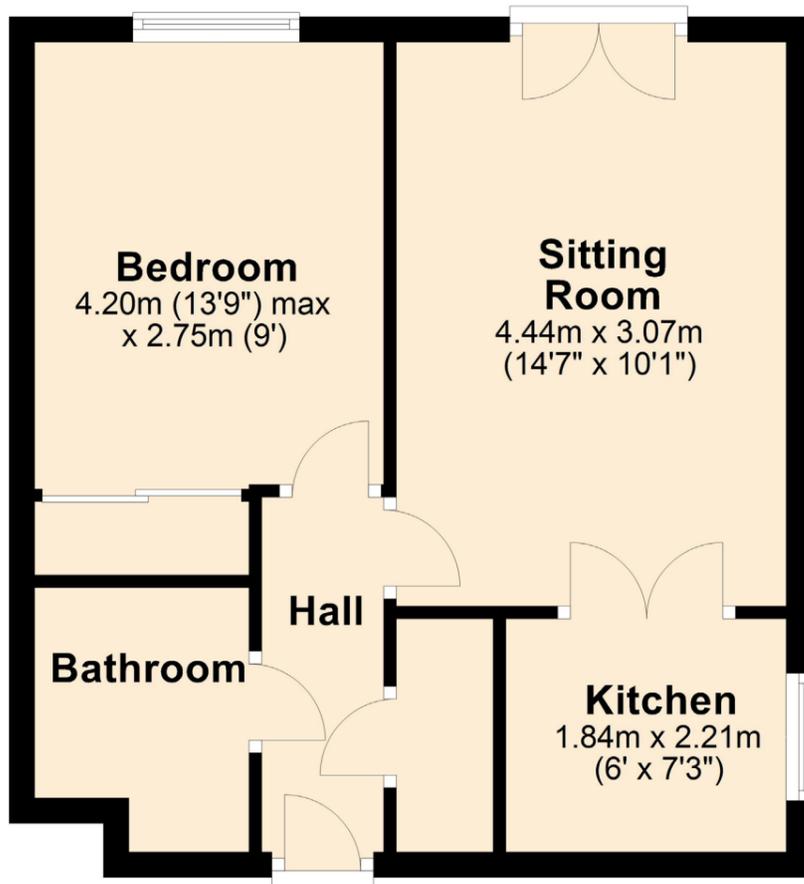
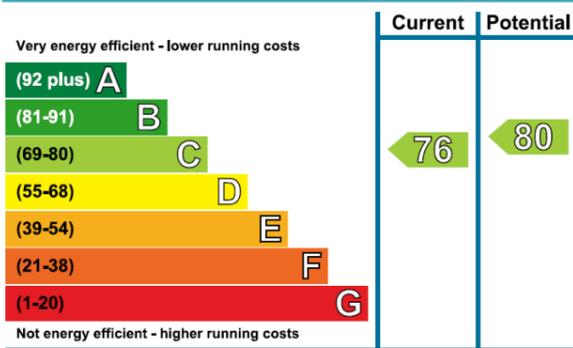


## First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



### Energy Efficiency Rating



### PARKING

Parking bays are strictly for residents only and the spaces are NOT allocated.

### PETS

Having a pet is subject to the onsite pet policy.

### SERVICE CHARGE

From 1st September 2022 the service charge will be £2,715.08 for a one bed apartment, payable 6 monthly.

### GROUND RENT

Ground rent is £385 for a one bed roomed apartment.

### SERVICES

Mains water, electricity and drainage are all connected to the property.

### TENURE

The property is held under Leasehold Title with approximately 109 years remaining, 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

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



**£55,000**

**28 Easterfield Court,  
Driffield**



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES**

**ENTRANCE HALL**  
With built-in storage cupboard, smoke detector and intercom telephone.

**SITTING ROOM**  
With electric wall mounted stone effect fire, TV and telephone point, Juliet balcony, two electric wall mounted heaters and coving to the ceiling. French doors to:

**KITCHEN**  
Fitted with a range of base, wall and drawer units having work top space over, stainless steel sink, fitted electric oven, four ring ceramic hob with extractor hood over, space for a fridge and freezer, spotlights and coving to the ceiling, wall mounted electric heater.

**BEDROOM**  
With fitted mirrored wardrobes to one wall, telephone point and coving to the ceiling.

**BATHROOM**  
Fitted with a three piece suite comprising panelled bath with shower and screen over, vanity wash hand basin with light over, fully tiled walls, extractor fan, wall mounted heater and heated towel rail.

**OUTSIDE**  
There are communal gardens including lawned area and well stocked borders. There is also a residents parking area.



**SERVICE CHARGE**  
This 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.

**ON SITE**  
There is also use of Communal Lounge, Small Kitchen, Laundry, Internal refuse room, Guest suite, Passenger lift and communal gardens.

**28 Easterfield Court, Driffield  
YO25 5PP**

**DESCRIPTION**  
Located within walking distance of the town centre is this extremely well presented first floor retirement apartment which must be viewed to be fully appreciated. The property provides modern, light and airy accommodation with a fitted kitchen opening into the sitting room which enjoys a Juliet balcony overlooking the front of the building, double bedroom, bathroom, electric heating and double glazing. In addition to the private accommodation, there is a residents sitting room and communal facilities including house manager, visitors bedroom and residents parking.

**LOCATION**  
Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. Recently voted the 5th best place to live in the north and north east of England. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus. thriving sports club and Doctors surgery.

