



34 Easingwood Way
Driffield, East Yorkshire YO25 5PJ
Offers over £95,000

WP WOOLLEY
& PARKS

34 Easingwood Way, Driffield, East Yorkshire YO25 5PJ

* BEAUTIFULLY PRESENTED APARTMENT *

* 360' VIRTUAL TOUR AVAILABLE NOW ONLINE *

What an opportunity to acquire a brilliant two double bedroom second floor apartment situated within the popular market town of Driffield. The property is presented beautifully and is ready to move straight in. Internal accommodation briefly comprises Entrance Hall, Open Plan Lounge/Diner/Kitchen, Master Bedroom, Second Double Bedroom and Bathroom/WC. The apartment also comes with an allocated car parking space. Externally the property faces fields and greenery providing a countryside outlook. Having been priced competitively this home will not be around for long so early viewing is highly recommended.

Entrance Hall

A spacious and light entrance hall with large built in storage cupboard, radiator and fitted carpet.

Kitchen / Lounge / Diner 22'5" x 13'9" (6.83m x 4.19m)

A beautifully presented open plan kitchen / lounge / diner offering ample space and oozes natural light. The kitchen area has a range of wall and base units with one and a half bowl stainless steel sink, halogen electric hob, single electric oven, fitted breakfast bar, radiator, built in dishwasher, fridge/freezer, washing machine and double glazed window to side elevation. The lounge / dining area boasts wall mounted electric fire, television and telephone points, fitted carpet and double glazed window to front elevation providing beautiful countryside views.

Master Bedroom 8'11" x 13'6" (2.72m x 4.11m)

A generous double bedroom with double glazed window to rear elevation, television and telephone points, fitted wardrobes, electric radiator and fitted carpet.

Bedroom Two 11'10" x 8'9" (3.61m x 2.67m)

A further double bedroom with double glazed window to rear elevation, built in wardrobe, electric radiator and fitted carpet.

Bathroom / WC 4'7" x 8'10" (1.40m x 2.69m)

A well presented and fully tiled bathroom with panellend bath with mixer tap over and shower attachment, low flush WC, pedestal

wash basin, heated towel rail, LED spot lighting to ceiling and double glazed window to side elevation.

Allocated Parking

The property benefits from one allocated parking space to the rear.

Lease Details

We have been advised that the property is leasehold and that the payments are as follows, aground rent is payable of £100.00 per annum, service charge to is currently £190 per quarter. We have been advised that this includes buildings insurance, maintenance and repairs of the main roof, car park and communal areas, cleaner of communal areas and window cleaner. We advise that full clarification of this be sought by your legal advisor prior to completion.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of

Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

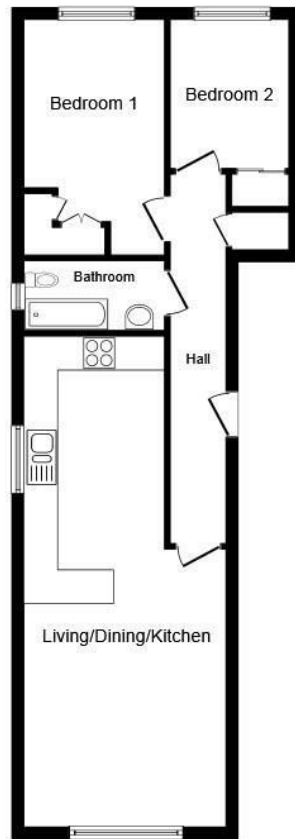
Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physically viewing. We accept no liability for the contents/ommissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

New Viewing Protocols

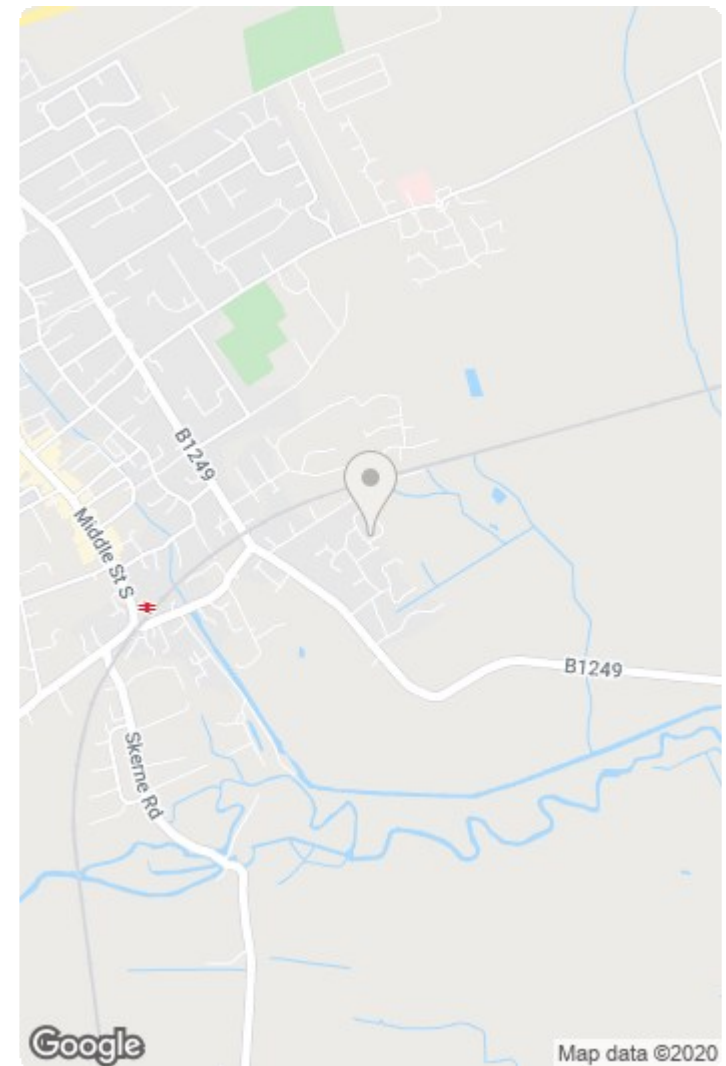
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

