



**22 Easingwood Way**  
**Driffield, East Yorkshire YO25 5PJ**  
**Offers over £100,000**

**WP** WOOLLEY  
& PARKS

## 22 Easingwood Way, Driffield, East Yorkshire YO25 5PJ

\*\*\* BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT \*\*\*

This two double bedroom apartment is being offered to the market in a wonderful condition! Having been lovingly maintained by the current owners, this home offers spacious accommodation throughout along with brilliant presentation. Internal accommodation itself briefly comprises entrance hall, open plan kitchen / dining / living room, master bedroom, second double bedroom and bathroom. Externally there is allocated parking for one car! This property is situated within an extremely popular area of Driffield and we highly recommended viewing to fully appreciate the true quality and space on offer!

### Entrance Hall

With electric radiator, boiler cupboard and fitted carpet.

### Kitchen / Dining / Living Room 22'04 x 13'09 (6.81m x 4.19m)

A beautifully presented, open plan space! The kitchen area boasts a range of wall and base units, fitted worktops with breakfast bar, one and a half bowl stainless steel sink, tiled splash backs, four ring electric hob, extractor hood, single electric oven and plumbing for free standing appliances. The lounge / dining area is naturally light with double glazed window to front elevation, television point, electric radiator and fitted carpet.

### Master Bedroom 13'07 x 8'11 (4.14m x 2.72m)

A generous master bedroom with double glazed window to rear elevation, electric radiator, telephone point and fitted carpet.

### Bedroom Two 11'10 x 8'10 (3.61m x 2.69m)

A second double bedroom with double glazed window to rear elevation, electric radiator and fitted carpet.

### Bathroom 8'11 x 4'07 (2.72m x 1.40m)

A fully tiled bathroom with panelled bath and shower attachment, low flush WC, pedestal wash basin and electric heated towel rail.

### Parking

There is one allocated parking space to the rear of the apartment.

### Lease Details

The property is leasehold and the charges are as follows; Service charge - £190 per quarter. Ground Rent - £100 per year payable on the first of January.

### 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.

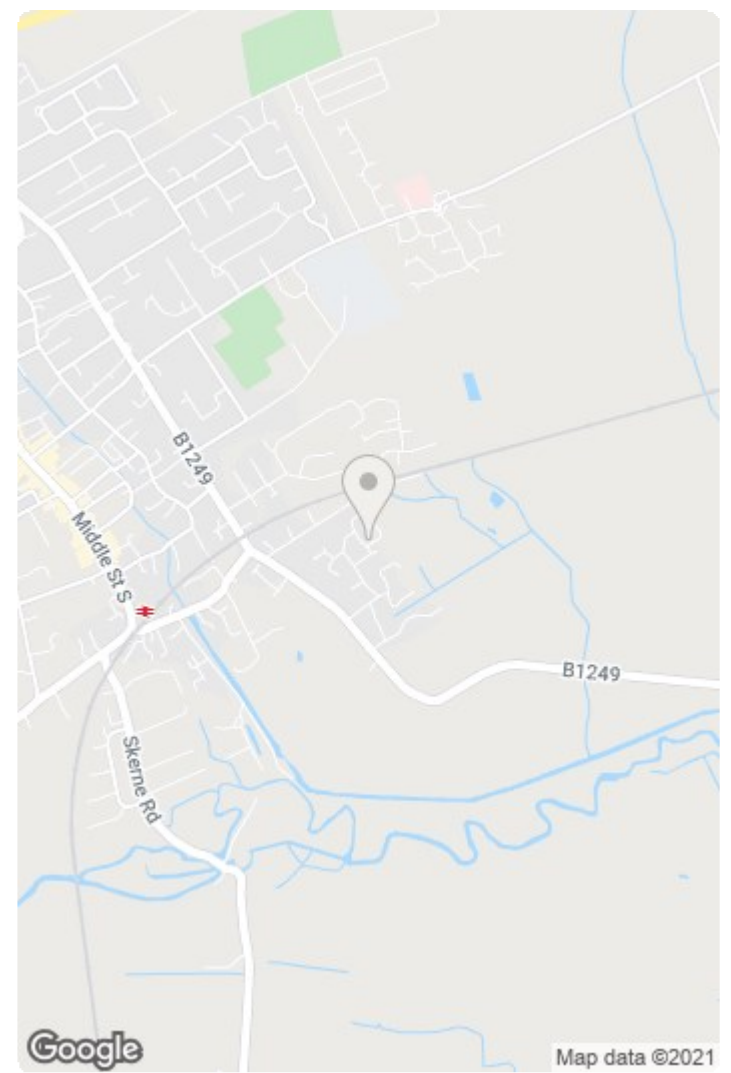
### New Viewing Protocols

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.





**Ground Floor Plan**



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

