



20 Easterfield Court
Driffield, East Yorkshire YO25 5PP
Offers in the region of £80,000

WP WOOLLEY
& PARKS

*** A SMARTLY PRESENTED FIRST FLOOR APARTMENT IN THIS SOUGHT AFTER DEVELOPMENT FOR THE OVER 60'S *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Enjoying a peaceful setting, within reasonable walking distance of the many amenities available in Driffield's town centre, this highly regarded RETIREMENT COMPLEX by McCarthy & Stone offers a range of smartly maintained facilities for residents, including an on-site House Manager and 'Careline' system, communal lounge, laundry, guest suite, parking and beautiful gardens. This comfortable apartment is located on the first floor, with lift access, and offers a range of accommodation briefly comprising Entrance Hall with Storage, Living Room, Kitchen, Double Bedroom and a Shower Room. Offered with the added benefit of NO ONWARD CHAIN, we strongly advise interested parties to ACT QUICKLY, to avoid missing out!



Communal Entrance

An intercom entry system gives access to the building, with communal facilities available to residents. There are stairs and a lift giving access to the upper floors.

Private Entrance Hall

6'10" x 6'5" (2.08m x 1.96m)

Entering into a welcoming hall area, with ceiling coving, fitted carpet and a generous built-in storage cupboard.

Lounge 14'6" x 13'7" max (4.42m x 4.14m max)

A pleasant reception room with ceiling coving, fitted carpet, electric heater, TV point and an electric fireplace.

Kitchen 8'7" x 5'8" (2.62m x 1.73m)

A smartly fitted 'Kitchenette' provides a range of base, wall and drawer units with granite effect rolled edge worktops, stainless steel sink unit and splash back tiling. With integrated electric oven, electric hob and extractor hood, plus recess spaces for freestanding appliances. Vinyl flooring, Velux roof light and electric heater.

Bedroom 12'7" x 10'6" (3.84m x 3.20m)

A very nicely proportioned double room features built-in wardrobes with mirror fronts, electric heater, TV point, telephone point, ceiling coving, fitted carpet and a double glazed window enjoying views over the gardens.

Shower Room 6'10" x 5'7" (2.08m x 1.70m)

A smartly updated facility features a step-less shower enclosure with glass partition, vanity wash basin with cabinet below, and the WC, with attractive wall boarding and tiling, vinyl flooring electric towel rail and electric heater.

Communal Grounds

The property stands in delightfully manicured grounds, with beautiful planted beds and borders, areas of lawn and mature trees. There is a generous allowance of parking bays on site, strictly for residents use.

Tenure

The property is understood to be Leasehold (To be confirmed by Vendor's Solicitor). The lease is believed to have been set for 125 years, running from 1st September 2003. Annual ground rent and Service charges are payable.

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - B.

Virtual Viewing/Videos

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 physical viewing. We accept no liability for the contents/omissions 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).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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

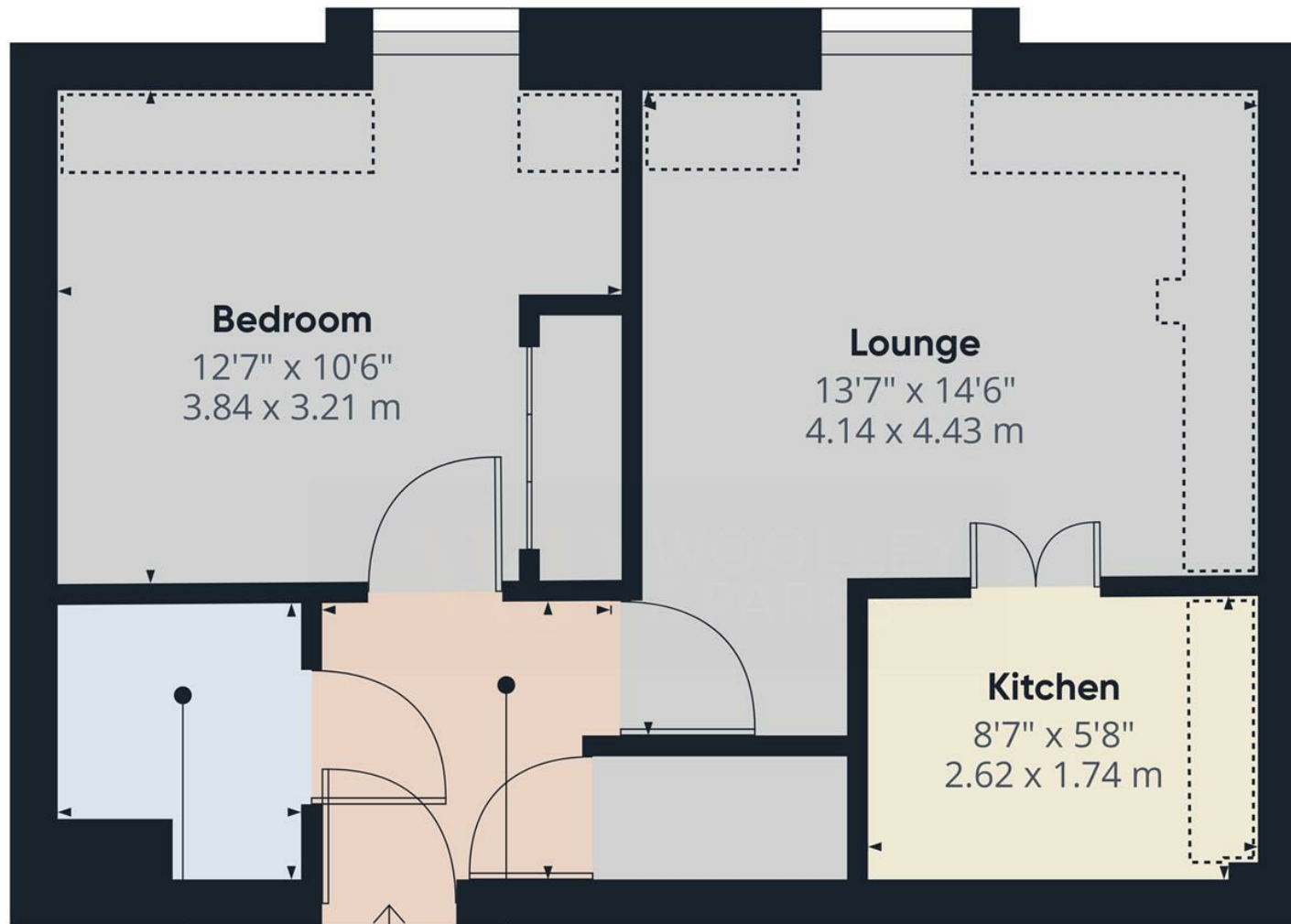
on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

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







Approximate total area⁽¹⁾

459.32 ft²
42.67 m²

Reduced headroom

57.13 ft²
5.31 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Least | Very environmentally friendly - lower CO ₂ emissions | Least |
| | A | | A |
| | B | | B |
| | C | | C |
| | D | | D |
| | E | | E |
| | F | | F |
| | G | | G |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |