**34 Easterfield Court**
**Driffield, East Yorkshire YO25 5PP**
**Offers over £60,000**

W&P WOOLLEY & PARKS

# 34 Easterfield Court, Driffield, East Yorkshire YO25 5PP

**** RETIREMENT HOME APARTMENT IN POPULAR LOCATION****

This well maintained second floor apartment is one not to be overlooked. Set within the attractive over 60's complex built by McCarthy & Stone this apartment building is stylish and well cared for offering communal amenities with residents lounge, laundry room, parking, maintained gardens and guest suite. This apartment is warm and inviting with entrance hall, generous double bedroom complete with fitted wardrobes, open plan lounge/dining and modern fitted kitchen. Centrally situated within the heart of the popular market town of Driffield this property has plenty of amenities to hand with a wide variety of shops, cafes, restaurants, banks, sports facilities and transport links. Self contained this home can offer all the security needed yet help retain independent living that allows buyers to be as social as they like. No onward chain and a price to sell this apartment wont hang around for long so early viewing is recommended.

## Entrance Hall
Inviting entrance hall with composite door, large built in storage cupboard complete with fitted shelving and housing hot water cylinder along with fitted carpets.

## Lounge / Dining Room 20'05 x 10'02 (6.22m x 3.10m)
Spacious and naturally light with upvc double glazed windows to rear and side elevations, attractive coving throughout with electric fire in surround creating a real focal point to the room, fitted television point, wall mounted electric heater and fitted carpets throughout.

## KItchen 7'04 x 5'08 (2.24m x 1.52m)
With a range of wall and base units, roll top work surfaces, stainless steel sink, tiled splash backs, single electric oven, four ring electric hob, plumbing for free standing appliances and double glazed window to side elevation.

## Bedroom 17'02 x 9'06 (5.23m x 2.90m)
A large double bedroom with double glazed window to rear elevation, built in wardrobes, fitted storage cupboards, telephone point, electric radiator and fitted carpet.

## Bathroom 6'10 x 5'06 (2.08m x 1.68m)
With walk in bath and shower over, low flush WC, vanity style wash basin and fully tiled walls.

## Communal Areas
Well cared for residents areas offering communal facilites with residents lounge, laundry room, parking, well maintained gardens and guest suite for visitors.

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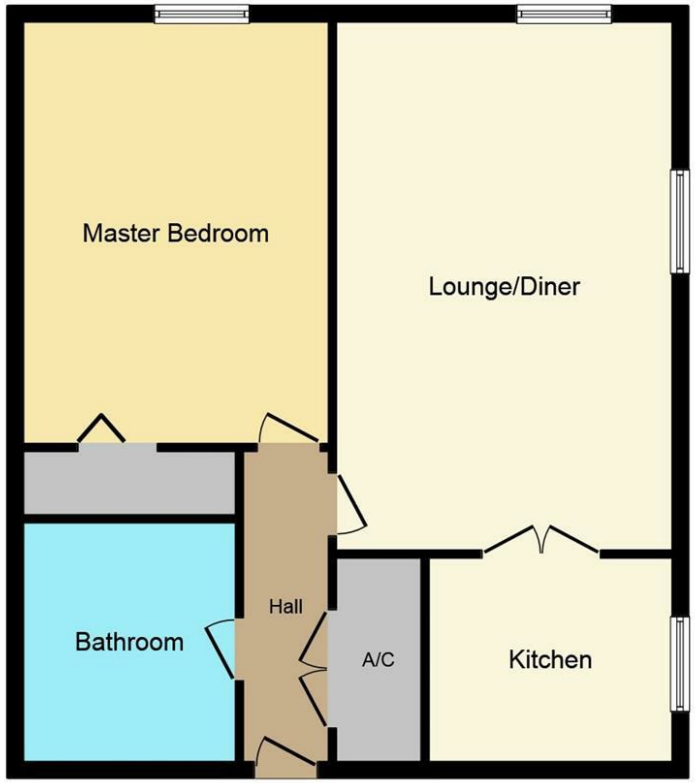
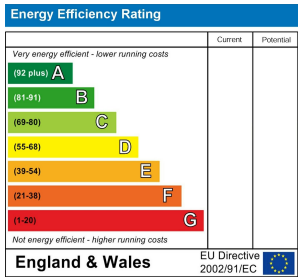
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

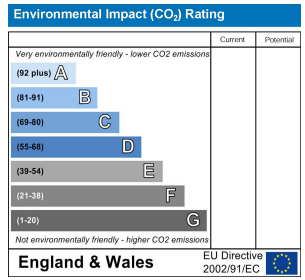
## New Viewing Protocols
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers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




**Floor Plan**

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

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