



27 Easingwood Way
Driffield, YO25 5PJ
Asking price £110,000

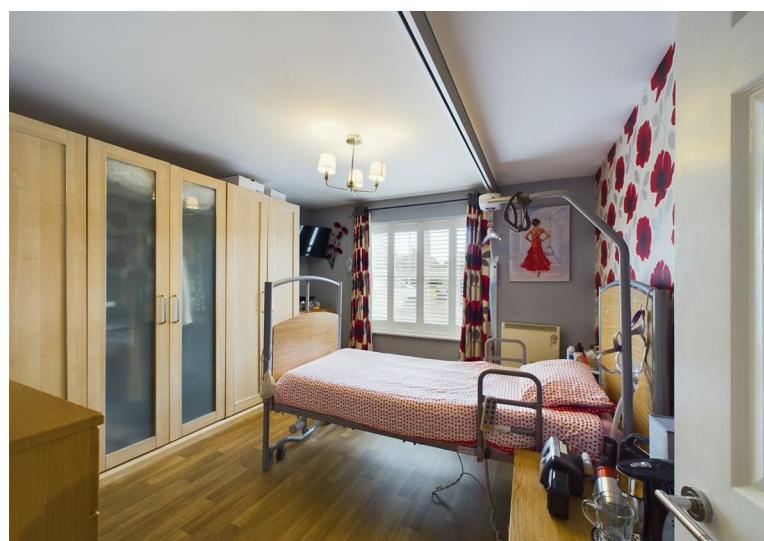
WILLOWGREEN
ESTATE AGENTS

A beautifully presented FIRST TIME BUYER or INVESTMENT apartment. Offering a two double bedroom layout located on the ground floor with it's own access and communal entry if required. MUST BE VIEWED TO APPRECIATE THE SIZE AND QUALITY ON OFFER!

The current vendor has maintained and created a great space for any party requiring living space on one level. The property is situated in a peaceful location with views over the local green area and easy access to all amenities.

The property briefly comprises:- communal entrance with stairs leading up to all floors, own entrance into the flat leading to an open plan kitchen/diner/lounge, two double bedrooms, wet room, airing cupboard and one allocated parking space.

EPC Rating D



COMMUNAL ENTRANCE

With tele entry into, communal stairway and hallway to all flats.

OPEN PLAN KITCHEN/ LOUNGE/ DINER

22'9 x 11'9 (6.93m x 3.58m)

With Upvc front entrance door and window, TV point and vinyl flooring. With range of wall and base units, breakfast bar, built-in dishwasher, electric oven, hob and extractor, work surface over, tiled splash back, window to rear elevation and shutters. Electric heater.

INNER HALLWAY 12'1 x 3'7 (3.68m x 1.09m)

With vinyl flooring, electric radiator and doors to.

BEDROOM 1 11'9 x 11'11 (3.58m x 3.63m)

With window to front elevation, electric radiator and vinyl flooring.

BEDROOM 2 13'00 x 10'2 (3.96m x 3.10m)

With airing cupboard housing hot water cylinder, electric heater, vinyl flooring and window to side elevation.

WET ROOM 7'4 x 6'4 (2.24m x 1.93m)

With wet room flooring, tiled walls, electric shower, wash and dry wc, pedestal wash hand basin and heated towel ladder.

OUTSIDE

There is a lovely open green area for communal use.

PARKING

There is one parking space for the property.

TENURE

We understand that the property is Leasehold. The lease is 999 years starting from 30/08/2005.

SERVICES

Water, drainage and electric are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is D.

COUNCIL TAX BAND

The council tax banding is B.

SERVICE CHARGES AND GROUND RENT

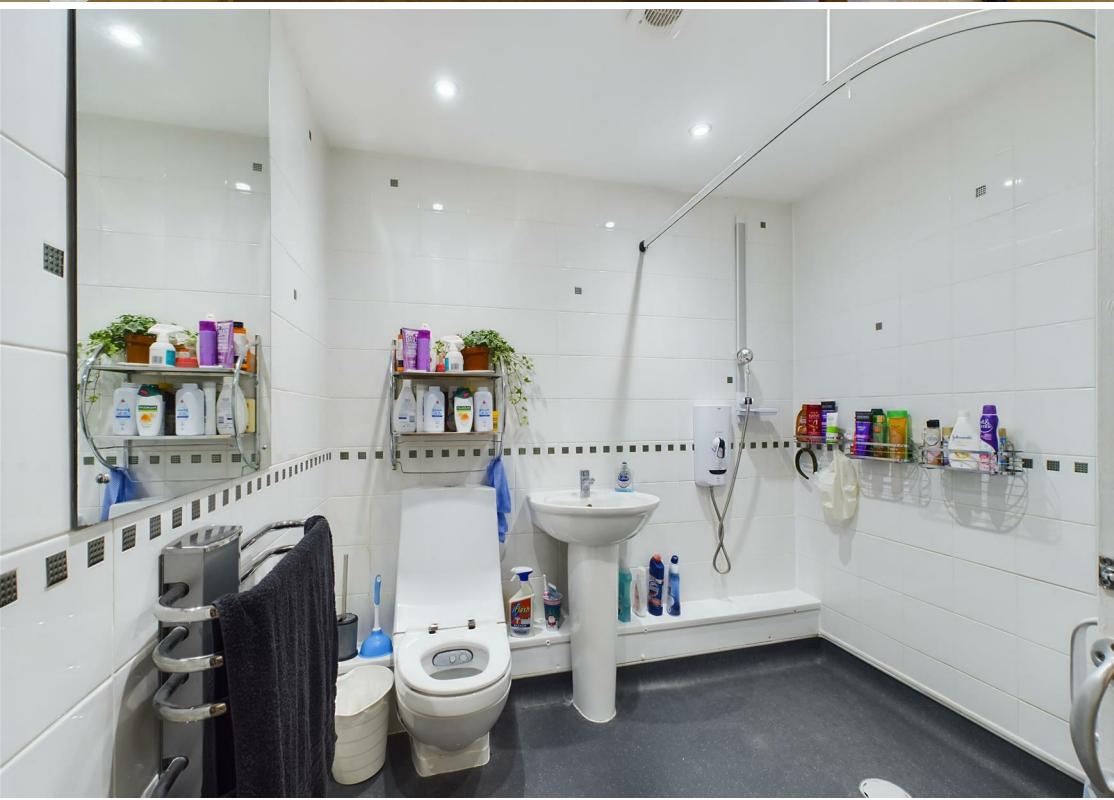
The service charge is £63 per month.

The ground rent is £100 per annum.

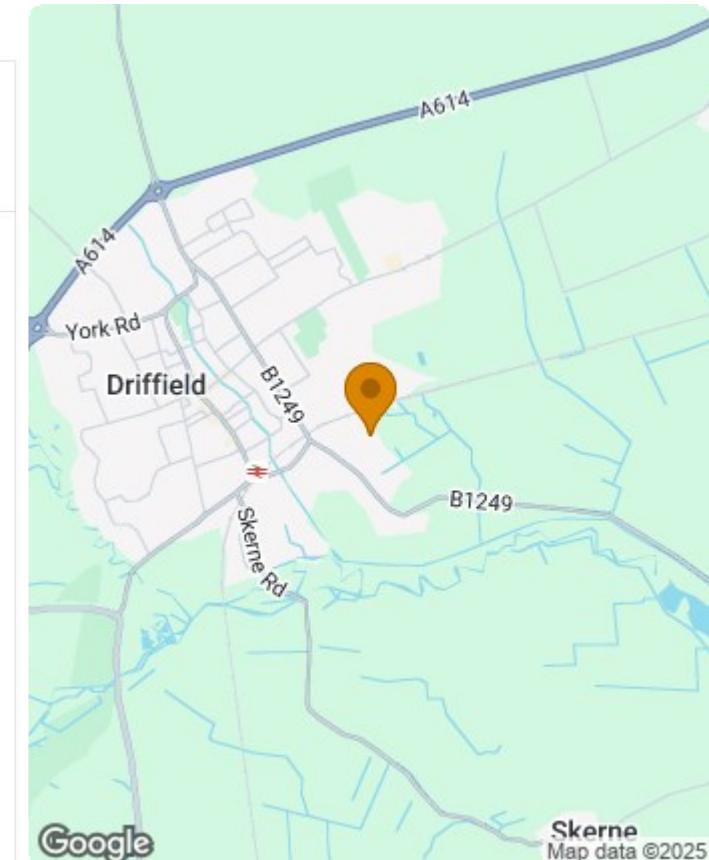
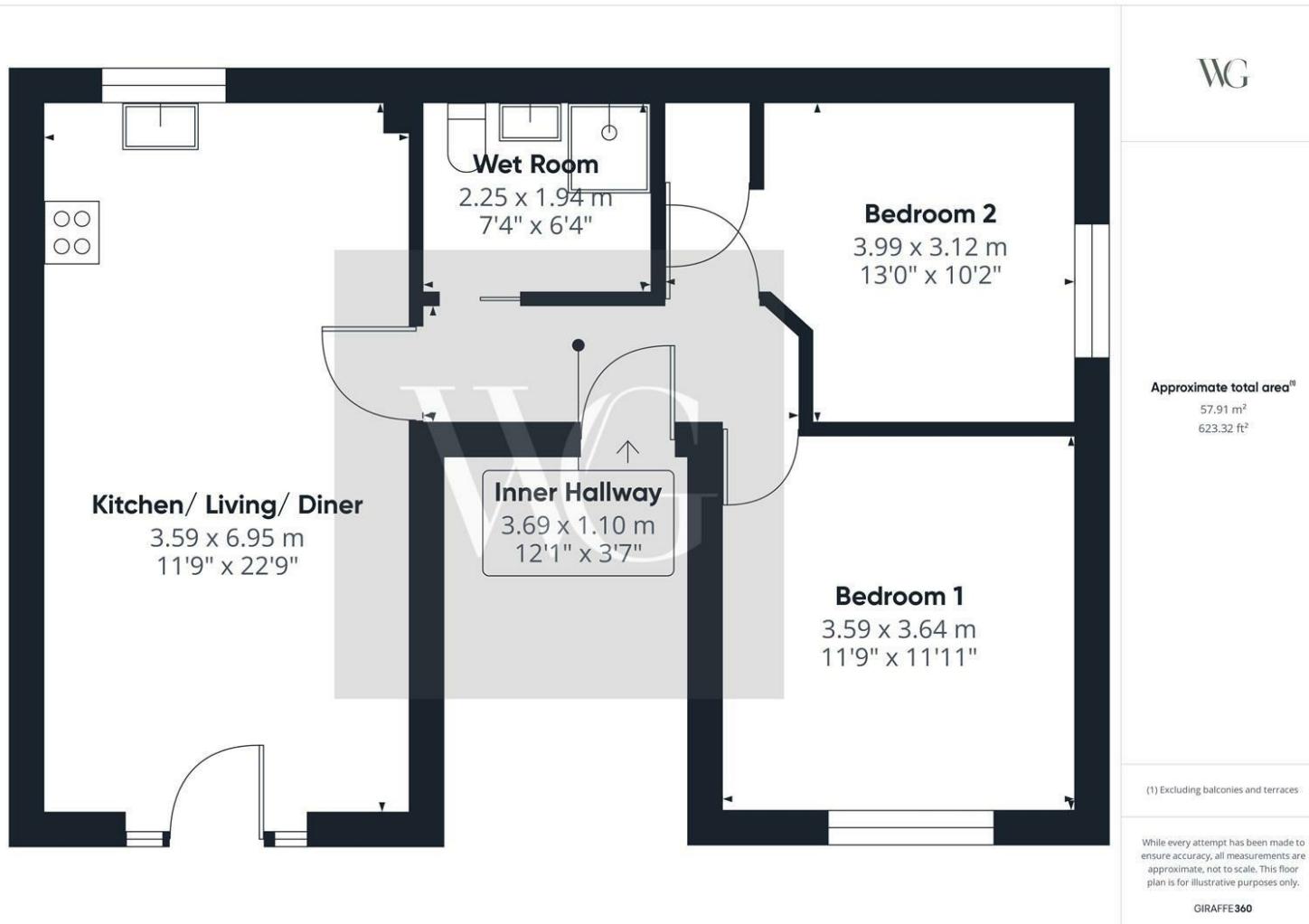
NOTE

The property has disabled facilities, certain items can be removed if required.

Pets are not permitted in the apartments.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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