



14 Easterfield Court  
Drifffield  
YO25 5PP

ASKING PRICE OF

**£85,000**

2 Bedroom Ground Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01377 253456





Entrance Hall



2



1



1



Electric Heating

## 14 Easterfield Court, Driffield, YO25 5PP

**Ground Floor Apartments have been the most sought after homes within this purpose built development for some time and, with its fully refurbished interior, re-fitted kitchen and shower room, this will no doubt be in demand.**

Offered to the market in a move-in condition, the property benefits from a renewed heating system (wifi controlled) bespoke fitted kitchen with appliances and re-fitted shower room.

The main living space is a lounge which has a kitchenette leading off whilst there are two bedrooms, the master bedroom, in particular, being exceptionally well proportioned and both bedrooms offering built-in wardrobes.

The property forms part of a purpose built development with various communal facilities including recreational aspects, laundry facility and residents lounge plus guest facilities. The sale of this property allows the new owner to have the option to take part in as much, or as little, of the communal aspects available.

### DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Kitchen



Bedroom



Bedroom

## Accommodation

### AUDIO ENTRY SYSTEM

There is an audio entry system from the main front door leading to:

### RECEPTION HALLWAY

Communal access to all apartments and other areas.

### ENTRANCE HALL

With walk-in airing cupboard housing hot water cylinder and electric immersion heater.

### LOUNGE

16' 4" x 10' 7" (5.00m x 3.23m)

With wall mounted electric heater and coved ceiling. French doors with views across the communal garden.

### KITCHEN

8' 7" x 7' 8" (2.62m x 2.34m)

Bespoke fitted by "Wren" including base and drawer units plus wall mounted cupboards to match featuring Shaker style doors with chrome handles and coordinating worktops. Integrated electric oven and hob with extractor over, fridge and freezer. Integrated dishwasher and inset sink with swan neck mixer tap. Windows with views out onto the gardens.

### BEDROOM 1

18' 0" x 12' 9" (5.51m x 3.91m)

With walk-in wardrobe and folding mirrored doors. Electric heater.

### BEDROOM 2

16' 4" x 9' 1" (5.00m x 2.79m)

With walk-in wardrobe and folding mirrored doors. Electric heater.

### SHOWER ROOM

Extremely modern featuring a walk-in shower with plumbed-in shower from cylinder, vanity wash hand basin and low level WC. Fully wet walled with chrome trim.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 65 square metres.

### CENTRAL HEATING

The property benefits from electric heating with individual electric heaters which can be controlled by wifi via an app on a mobile device (if required).





Bedroom



Bedroom

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

We understand that the property is leasehold. The property has the benefit of a 999 year Lease dated from 2004.

### MAINTENANCE CHARGES

A maintenance fee is payable in respect of maintenance of common parts, this is payable 6 monthly in advance. For the period from March 2025 the figure of £2,515.45 is payable. In addition, a ground rent is payable of £225.00 per 6 month period.

### SERVICES

Mains electricity, water and drainage.

### COUNCIL TAX

Band C.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.

### NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Shower Room

## **EASTERFIELD COURT**

### **GENERAL INFORMATION**

Easterfield Court is designed for independent retirement living, it is NOT a sheltered housing scheme or care facility. The lower age limit for occupation is 60 with a partner being 55 or over.

The Development Managers role is to manage the building, ensuring a well maintained and safe development for Leaseholders (Residents), visitors and contractors. The Development Manager does not provide care, however, they will unobtrusively monitor residents and be on hand during working hours where possible.

The development has an emergency call system installed in each apartment and throughout the development. If this is activated when the Development Manager is on duty it will go through to them, outside of these hours the call goes to a careline facility who can deal with emergency and non-emergency situations.

On site facilities include a communal lounge, small kitchen, laundry, internal refuse area, guest suite (subject to reservation and fee), passenger lift and communal gardens. Resident's are able to take guest bedrooms in other parts of the country in McCarthy & Stone developments, further details relating to this should be confirmed with McCarthy & Stone.

Social activities are arranged by the residents themselves, the Development Manager will often assist in facilitating the events but does not run them.

### **WHAT DOES THE SERVICE CHARGE INCLUDE?**

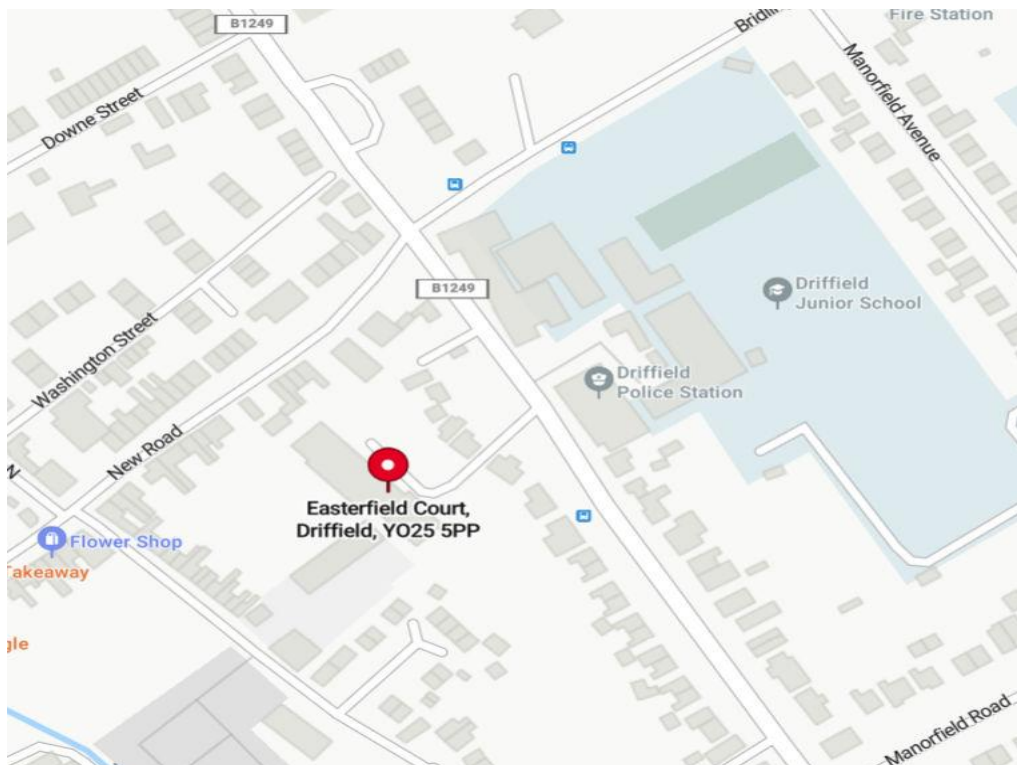
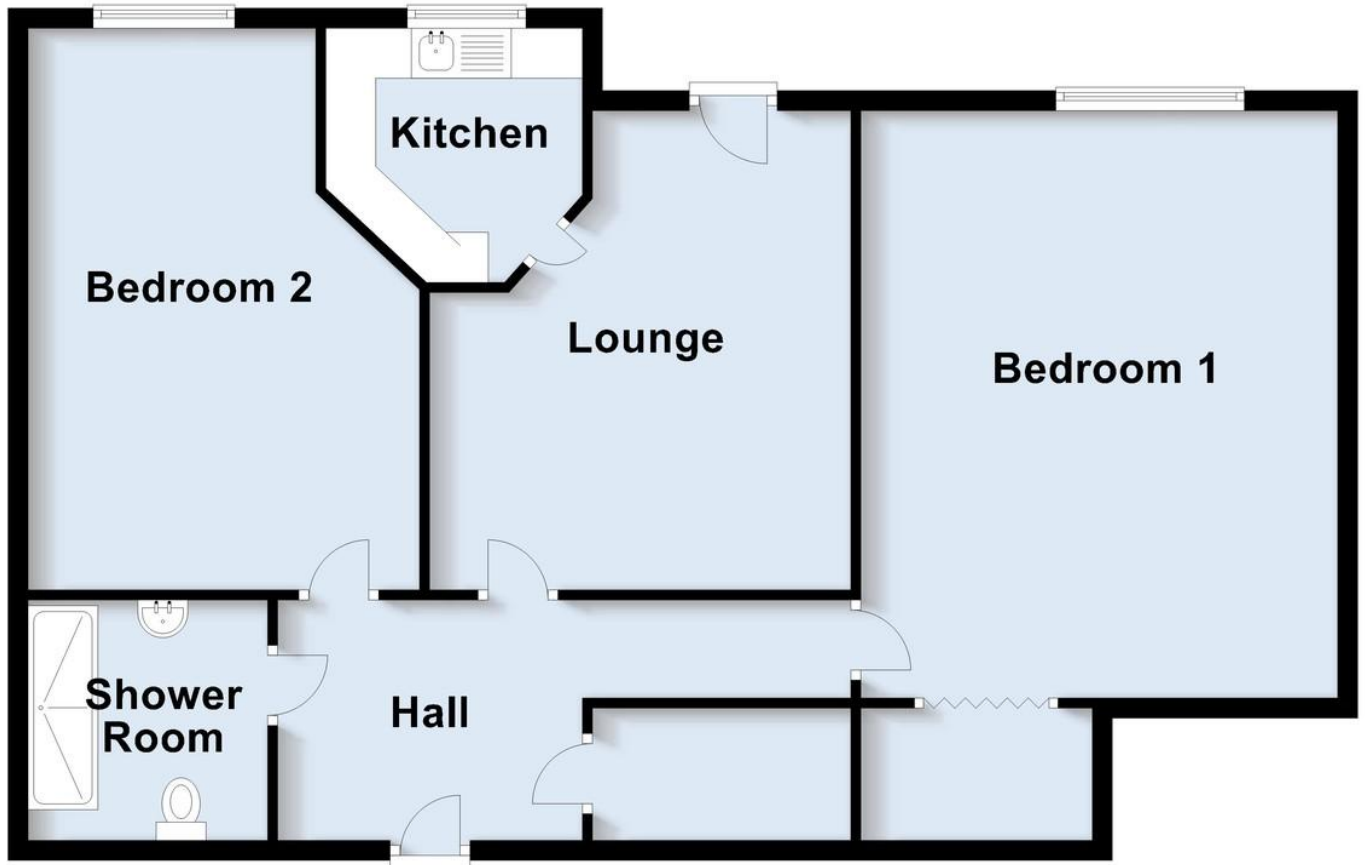
Servicing and running cost of the common parts, including cleaning, electricity, heating, lift etc. The Development Manager who looks after day to day affairs as outlined above. The communal gardens are maintained. The building is insured and the windows cleaned.

### **PETS**

We are advised that owners of property within the development are allowed pets, subject to being granted permission. An application form should be completed and a small fee payable for consideration. Any permission granted is on the strict understanding that this can be revoked in the event of the pet becoming an unreasonable nuisance to other occupants within the development.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 65 sq m

## Ground Floor



# Why Choose Ulllyotts?



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