

1 Wansford Road
Easterfield Court Annexe
Driffield, YO25 5NB

ASKING PRICE OF

£65,000

1 Bedroom Ground Floor Flat

Est. 1891
Ullyotts
Estate Agents

01377 253456



Rear Elevation

1 | 1 | 1 | Parking (non-allocated) | Electric Heating

1 Wansford Road, Easterfield Court Annexe, Driffield, YO25 5NB

Delightfully situated within a small annexe to the main Easterfield Court Development which is a purpose built development for the over 60s, conveniently positioned for access into Driffield.

The accommodation includes a rear facing lounge, which has direct access onto an attractive communal area of garden plus double bedroom with fitted furniture. The kitchen includes some integrated appliances and the property is heated by modern electric thermostatically and programmable heaters.

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



Bathroom

Accommodation

FRONT ENTRANCE
Into:

HALL
With large storage cupboard housing hot water cylinder and wall hung electric heater.

LOUNGE
15' 4" x 9' 11" (4.69m x 3.03m)
With electric fire in situ with an attractive surround. Wall hung electric heater and rear facing door plus window onto the communal gardens.

Double doors leading into:

KITCHEN
7' 4" x 7' 3" (2.24m x 2.22m)
With a front window onto Wansford Road and fitted with a range of base and wall mounted cupboards along with integrated appliances which include an electric oven and hob with extractor over. Inset single sink with base cupboard beneath. Space and plumbing for automatic washing machine plus space and provision for a refrigerator and freezer.

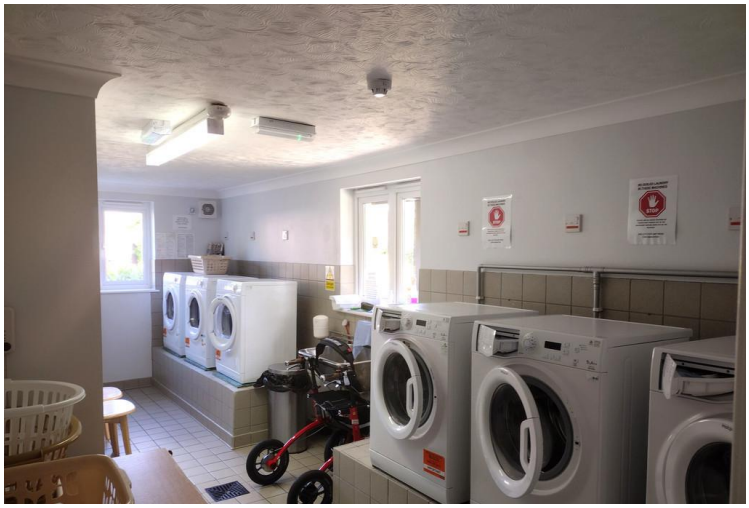
BEDROOM
13' 6" x 9' 1" (4.14m x 2.78m)
With a window out onto the communal gardens and across towards the Easterfield Court building. Built-in range of wardrobes having mirrored doors. Wall mounted electric heater.

BATHROOM
With suite comprising bath, low level WC and vanity wash hand basin. Electric chrome heated towel radiator and fully tiled walls with wet walling around the bath area.

OUTSIDE
The property enjoys an attractive setting onto Wansford Road along with the communal facilities of 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



Communal Laundry Room



Communal Lounge



Communal garden

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.

CENTRAL HEATING

The property benefits from electric individual heaters. Water is by the immersion heater.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

Ground rent is payable of £192.50, half yearly in advance.

In addition, a service charge is payable in the sum of £3283 per annum.

SERVICES
Mains water, electricity, telephone and drainage.

COUNCIL TAX
Band B.

ENERGY PERFORMANCE CERTIFICATE
Rating D.

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

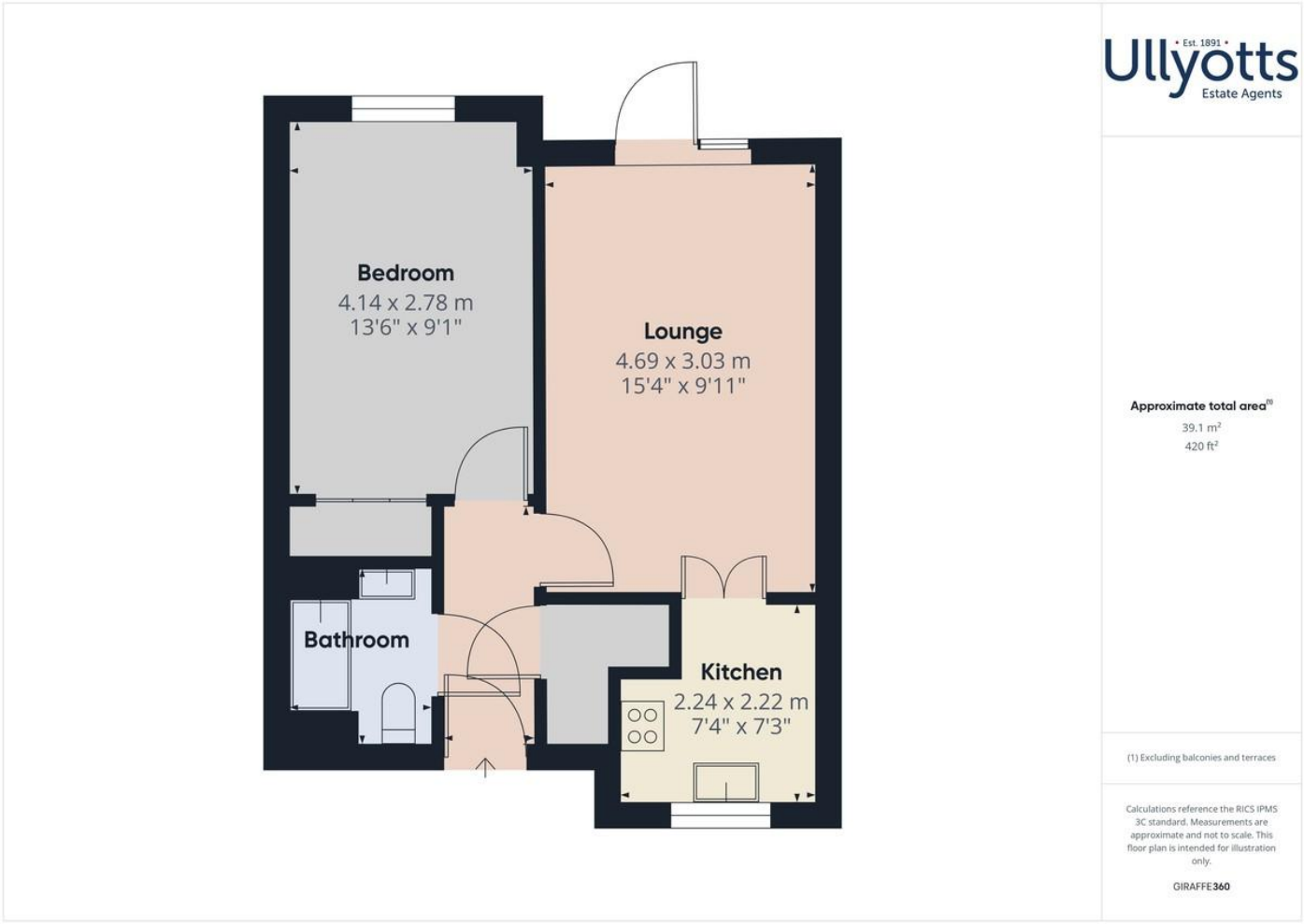
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

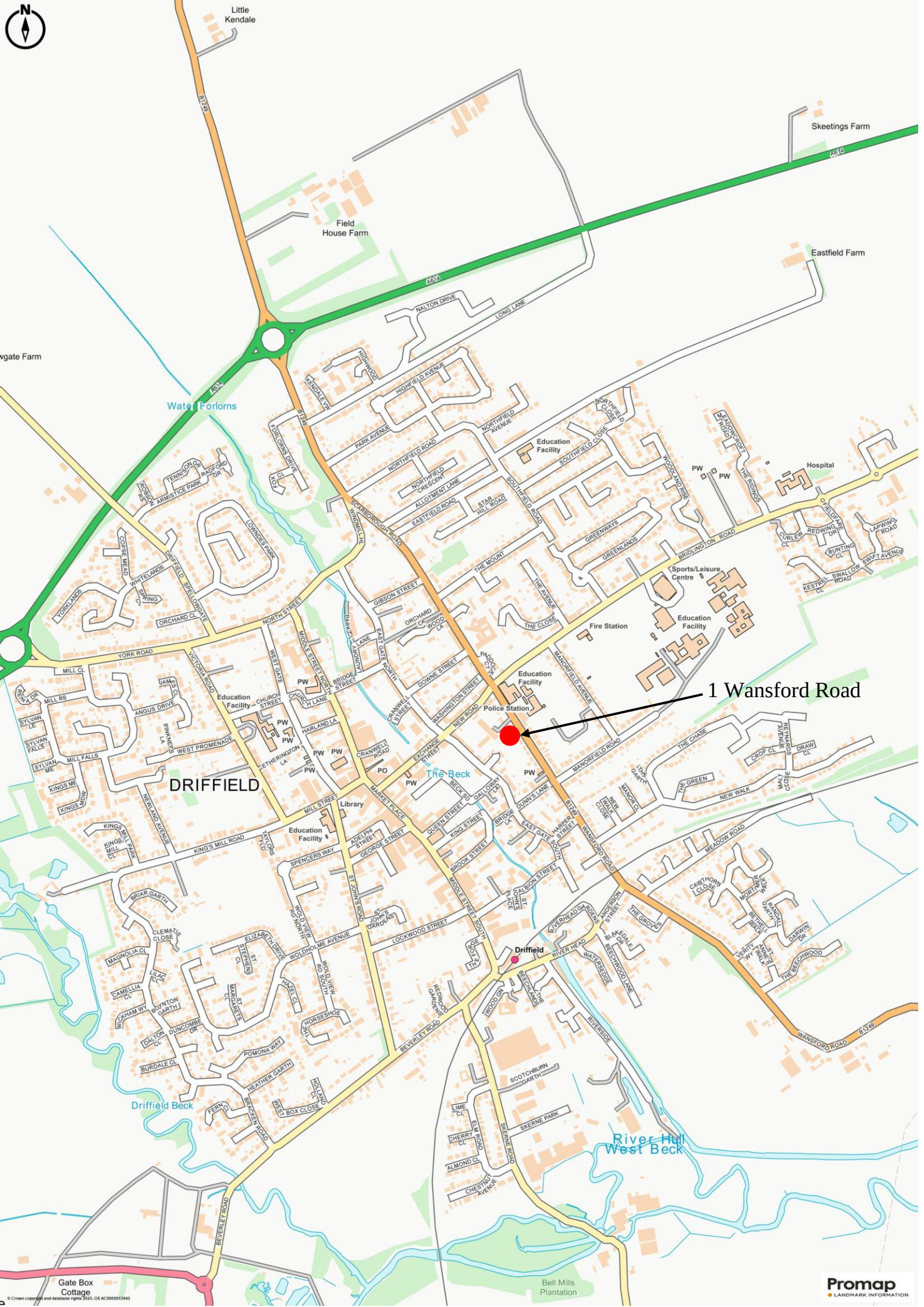
Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 39 sq m (421 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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