



Approximate total area⁽¹⁾
579.96 ft²
53.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
GIRAFFE360



Guide Price
£137,500

17 Taylors Field,
Driffield, YO25 6FQ



SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is held under Leasehold Title with approximately 99 years remaining. The lease started as of September 1st 1991. Further details on the lease and any additional charges are available upon request. The property is offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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17 Taylors Field, Drifffield, YO25 6FQ

DESCRIPTION

Arguably one of the best apartments in the block, 17 Taylors Field has undergone a full renovation to transform it into a modern and extremely well presented property. Located in the popular over 55's development and a short distance to the local town centre, this first floor flat is one of very few which has views over the cricket ground and offers a warm welcoming feeling the moment you step through the door. The property briefly comprises:- entrance hall, lounge/dining area, kitchen, two bedrooms and bathroom. There is also a communal laundry room, sitting area and parking for residents.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 3'3 (1.00m) x 11'9 (3.60m)

Door to the front aspect, built in storage cupboard housing the water tank, walk in coat closet, wall mounted electric heater, fitted carpets and power points.

LOUNGE/DINING ROOM- 7'11 (2.43m) x 18'5 (5.63m)

Open plan and immaculately presented with French doors and windows to the rear aspect, electric log burning stove, marble hearth and wooden mantle piece, fitted carpets, wall mounted electric heater, TV point and power points.

BALCONY- 11'2 (3.42m) x 3'0 (0.93m)

Over looking the cricket field with windows to the rear aspect, fitted carpets and power points.

KITCHEN- 7'0 (2.14m) x 8'1 (2.47m)

Internal window to the rear aspect allowing natural light to brighten up the kitchen, laminated splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, electric oven, electric hob, extractor hood, laminated flooring and power points.

BEDROOM ONE- 8'10 (2.70m) x 11'10 (3.62m)

Double bedroom with window to the rear aspect, fitted carpets, wall mounted electric heater and power points.

BEDROOM TWO- 6'0 (1.85m) x 9'9 (2.98m)

Window to the rear aspect, fitted carpets, wall mounted electric heater and power

points.

SHOWER ROOM- 5'8 (1.75m) x 7'11 (2.42m)

Wet wall panels throughout, three piece bathroom suite comprising:- low flush WC, sink with drainer unit and mixer taps, shower cubicle, laminated flooring, wall mounted electric heater and extractor fan.

SECURITY

The front entrance to Taylors Field is locked at all times. Guests and visitors can contact the individual apartments from the main reception by entry phone and the occupants can unlock the front door by intercom from their own apartments.

COMMUNAL FACILITIES

There are communal facilities which include social living space for residents, laundry service, guest suite which can be booked out and regular maintenance of the grounds.

MAINTENANCE FEE & GROUND RENT

There is a ground rent and maintenance charge of £2,260.000 (approx.) total which is payable annually. This covers the cost of providing services including the house manager, care line service (this includes a personal emergency pull cords through out the flat), property insurance, gardening, heating and lighting and maintenance of the communal areas, water, fire alarms, window cleaning and exterior decoration.

PARKING

Parking bays are strictly for residents only and are not allocated. There is limited spaces allocated for guests.