



Approximate total area<sup>(1)</sup>  
679.84 ft<sup>2</sup>  
63.16 m<sup>2</sup>

(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  
£130,000

28 Taylors Field,  
Drifffield, YO25 6FQ



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

**TENURE**  
The property is held under Leasehold Title with approximatley 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.



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# 28 Taylors Field, Driffield, YO25 6FQ

## DESCRIPTION

Arguably one of the best and largest apartments in the block, 28 Taylors Field offers two bedrooms with living and dining space. Located in the popular over 55s development and a short distance to the local town centre, this second 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

Driffield 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

Door to the front aspect, coving, built in cupboard, fitted carpets, wall mounted electric storage heaters and power points. There is also access to the loft.

### LOUNGE- 11'10 (3.62m) x 10'7 (3.23m)

French doors to the rear aspect, coving, fitted carpets, wall mounted electric storage heater, TV point and power points. Leading into:

### DINING ROOM- 11'9 (3.58m) x 9'3 (2.82m)

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

### BALCONY- 2'11 (0.91m) x 10'9 (3.28m)

Balcony over looking the cricket field with windows to all three sides and fitted carpets.

### KITCHEN- 5'9 (1.77m) x 9'3 (2.84m)

Tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge, eye-level electric oven, electric hob, extractor hood, vinyl flooring and power points.

### BEDROOM ONE- 9'10 (3.00m) x 9'4 (2.87m)

Window to the rear aspect, coving, built in wardrobe with sliding doors, fitted carpets, wall mounted electric heater, fitted carpets and power points.

### BEDROOM TWO- 8'7 (2.63m) x 9'4 (2.85m)

Window to the side aspect, coving, built in wardrobes with sliding mirror doors, fitted

carpets, wall mounted electric heater and power points.

### SHOWER ROOM- 7'1 (2.16m) x 6'4 (1.95m)

Inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, tiled flooring, heated towel rail 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.