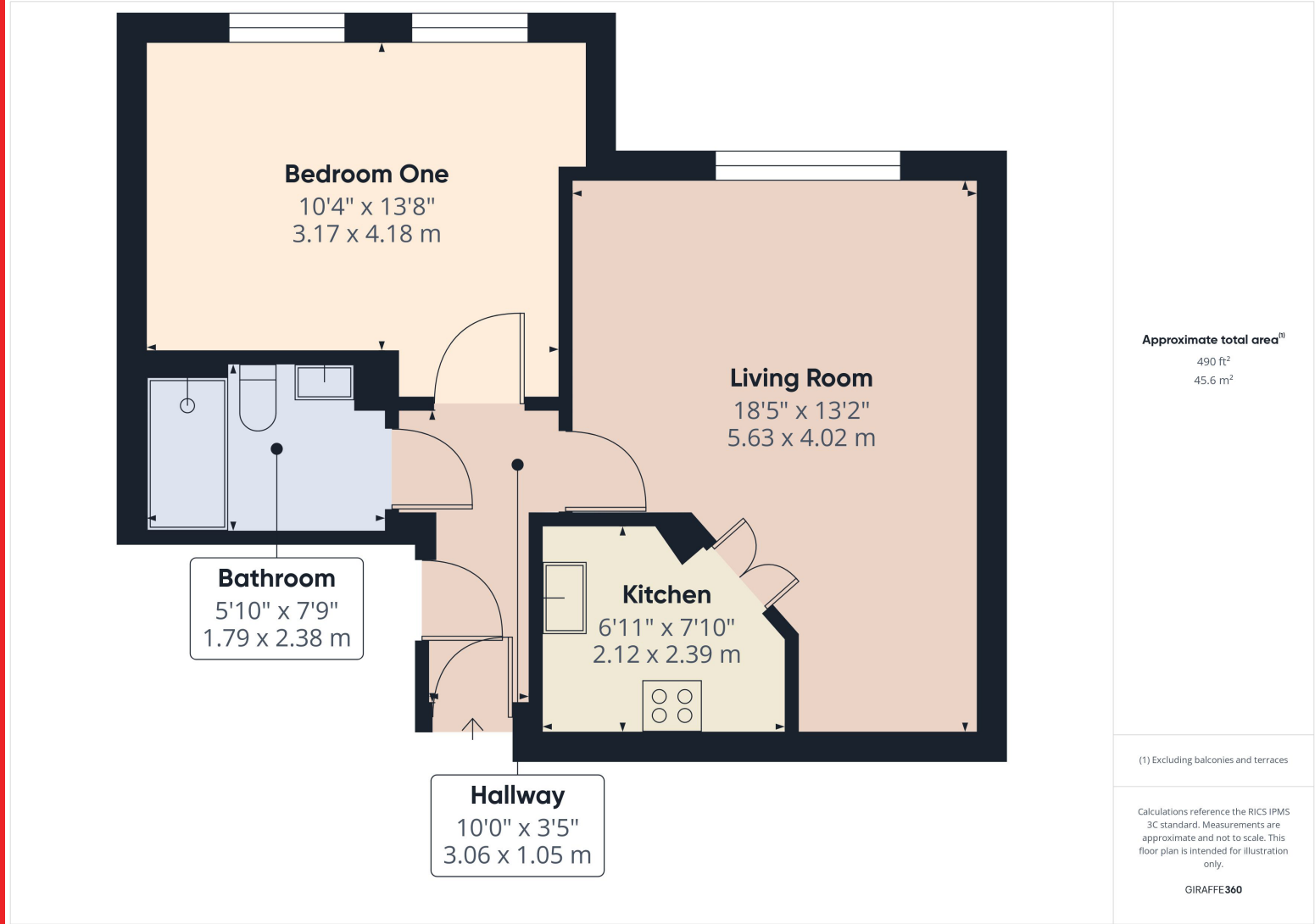






31 Taylors Field, Drifffield, YO25 6FQ

With stunning views over the cricket field, 31 Taylors Field is a one double bedroom second floor flat. Located in the popular over 55s development and a short distance to the local town centre, this property offers a warm welcoming feeling the moment you step through the door and has been upgraded throughout to create a modern and move in ready home.

The property briefly comprises:- entrance hall, lounge/dining area, kitchen, one bedroom 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

Door to the front aspect, built in storage cupboards housing the water tank, fitted carpets and power points.

LOUNGE/DINING ROOM- 18'5 (5.62m) x 7'10 (2.40m)

Windows to the rear aspect over looking the cricket field, fitted carpets, wall mounted electric heater, fitted carpets, TV point and power points.

KITCHEN- 7'11 (2.42m) x 6'10 (2.10m)

A modern and sleek kitchen with splash back, a range of wall and base units, sink with drainer unit, integrated fridge, electric oven, electric hob, vinyl flooring and power points.

BEDROOM ONE- 9'10 (3.00m) x 8'10 (2.70m)

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

SHOWER ROOM- 8'0 (2.45m) x 5'9 (1.75m)

Three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, walk in fully tiled shower, vinyl 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.

SERVICES

Mains water, electricity and drainage are connected to the property.

