



19 Taylors Field  
Drifffield  
YO25 6FQ

ASKING PRICE OF

**£110,000**

1 Bedroom First Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01377 253456





View from veranda

 1
  1
  1
  Off Road Parking
  Electric Storage Heaters

## 19 Taylors Field, Driffield, YO25 6FQ

**Rarely available within this renowned over 55's development.** This is a **self-contained first floor apartment** which offers superb open views across Driffield Town Cricket & Recreation Club from the main lounge, conservatory area and bedroom. The property has been fully refurbished and includes modern kitchen with appliances plus shower room. The interior has been fully re-decorated and also includes carpets and floor coverings.

Taylors Field enjoys convenient access into Driffield town centre which is within level walking distance. The development itself provides off-street parking on a non-allocated basis and also delightful communal gardens surrounding. It is a purpose-built development for the over 55's and also has a range of communal facilities including residents lounge, laundry and guest suite.

### 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



Lounge



Kitchen



Bedroom

## Accommodation

### ENTRANCE HALL

With large built-in storage area and cupboard for hot water cylinder

### LOUNGE

18' 6" x 13' 7" (5.65m x 4.15m)

Having sufficient space for a dedicated dining area and double doors leading into a veranda which has panoramic views across Driffeld Town Cricket & Recreation Club. Electric storage heater.

### KITCHENETTE

6' 10" x 4' 7" (2.09m x 1.42m)

Fitted with a range of modern kitchen units incorporating appliances including electric oven and hob with extractor fan over. Space and provision for an automatic washing machine, space for a fridge freezer and inset sink with single drainer.

### BEDROOM

13' 1" x 10' 5" (4.01m x 3.2m)

With an electric heater and built-in wardrobe. Rear facing window enjoying an aspect over Driffeld Town Cricket & Recreation Club.

### SHOWER ROOM

With walk-in shower area having a glass screen, low-level WC and vanity wash hand basin. Heated towel radiator.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 52 square metres.

### CENTRAL HEATING

The property benefits from electric storage heaters.

### 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.

### SERVICES

mains water, electricity, telephone and drainage.

### COUNCIL TAX BAND

Band C.





Shower Room

## ENERGY PERFORMANCE CERTIFICATE

Rating B.

## 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.

## TAYLORS FIELD

Taylor's Field is a regarded development for the Over 55's and provides attractive self-contained accommodation together with communal facilities.

## COMMUNAL FACILITIES

Taylor's Field benefits from a residents lounge, separate guest bedroom, laundry room (use of hot water and washing machines) and in-house manager.

An Emergency Lifeline facility is available within the apartments.

## 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.



Drifffield Town Cricket & Recreation Club

## WHAT'S YOURS WORTH?

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\*by any local agent offering the same level of service.

## VIEWING

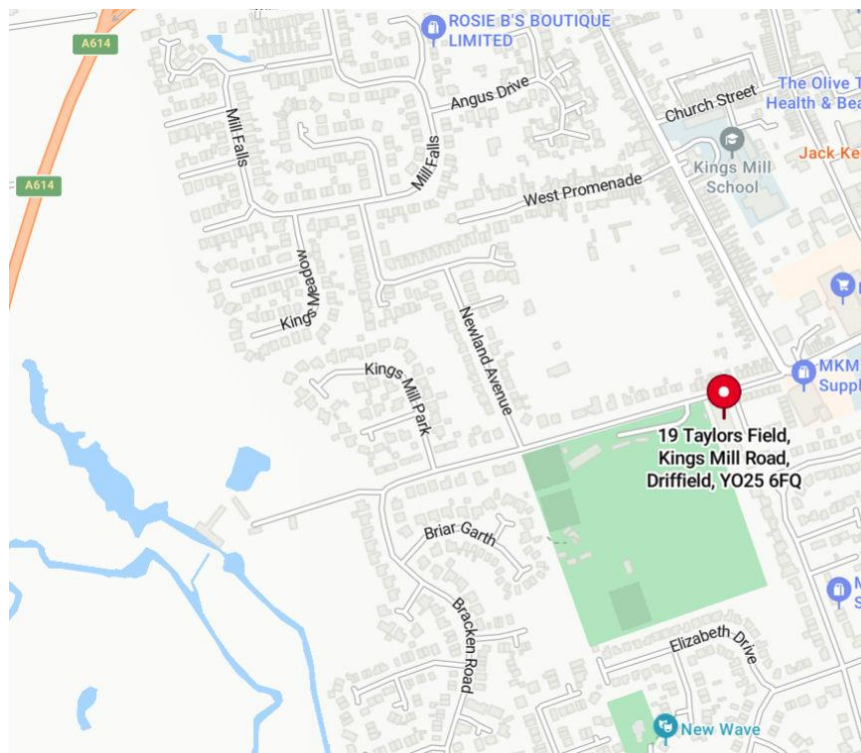
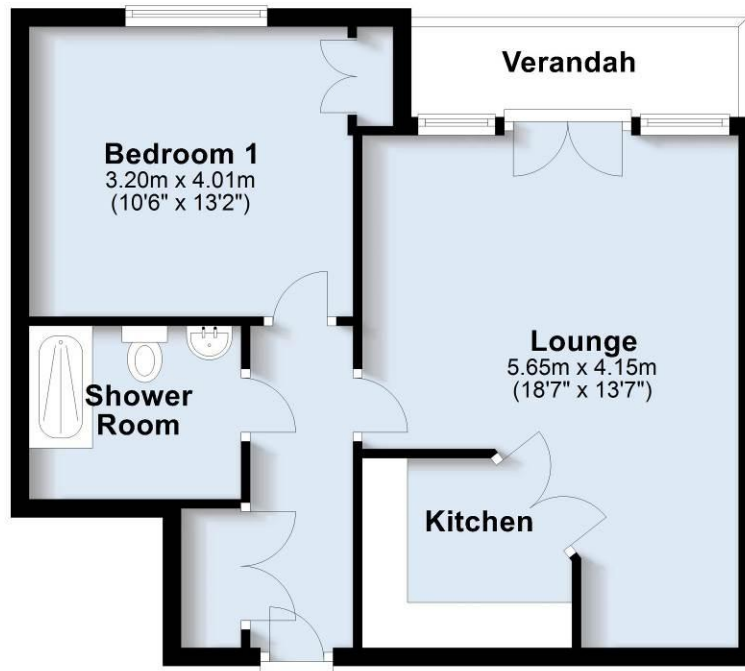
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 52 sq m

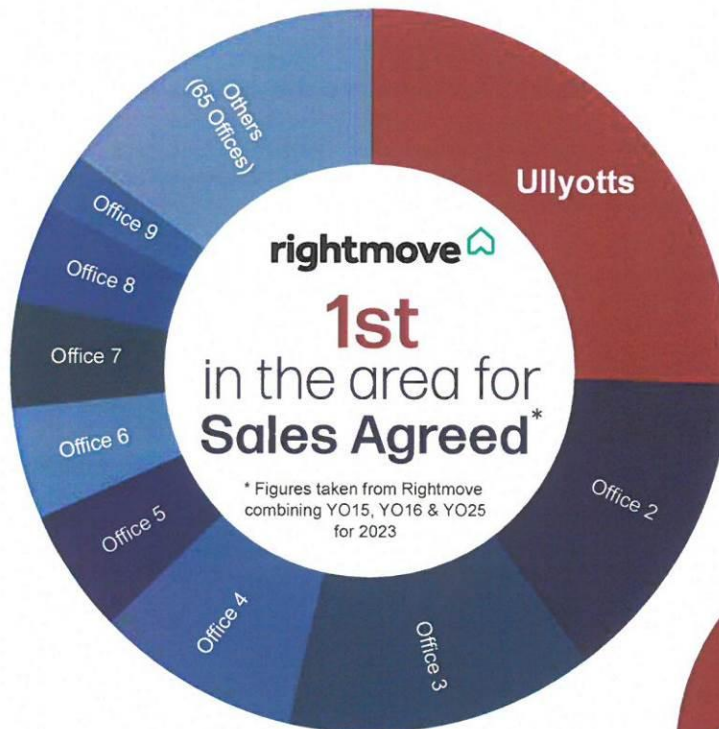
### Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)





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