



46 Taylors Field  
Drifffield  
YO25 6FQ

ASKING PRICE OF

**£210,000**

**3 Bedroom Mid-Terraced House**

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01377 253456





Conservatory

 3
  1
  1
  Allocated Parking
  Gas Central Heating

## 46 Taylors Field, Driffield, YO25 6FQ

This is an inner terrace cottage style property forming part of the popular, purpose built development of Taylors Field which is for the over 55s. The cottage provides a secure environment within attractive communal grounds whilst also being separate to the main development and, as such, provides independence of this.

The accommodation itself is beautifully presented throughout and has been enhanced to include a rear facing conservatory. There are three bedrooms on the first floor, though one is quite often used as a Study.

Allocated car parking is available within the car park and the development itself is conveniently situated for access into Driffield, which is a level walk.

### 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.



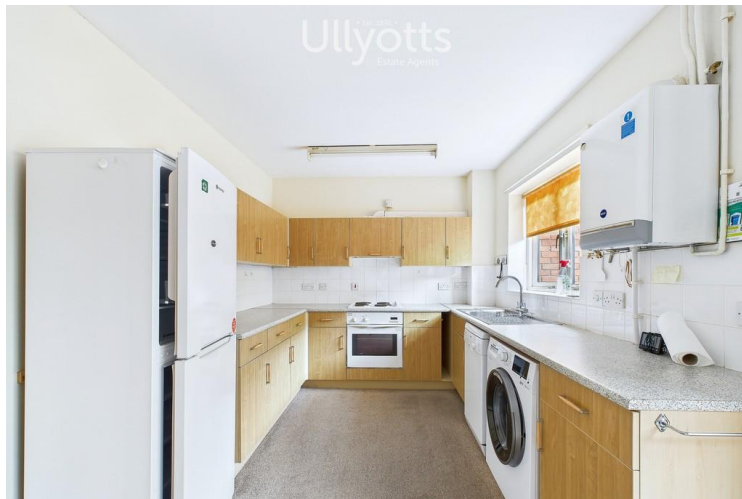
Entrance Hall



Lounge



Lounge



Dining Kitchen

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor having a fitted stair lift.

### CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

### LOUNGE

14' 6" x 10' 2" (4.44m x 3.12m)

With traditional style fire surround and electric fire in situ. Front facing window. Radiator.

Double doors leading into:

### DINING KITCHEN

17' 1" x 8' 8" (5.23m x 2.66m)

With ample space for a dining table and the kitchen area being fitted with a modern range of kitchen units including base and drawer cupboards with worktops over. Wall mounted cupboards to match. Integrated electric oven and hob with pull-out extractor fan and inset sink. Space and provision for a fridge freezer plus space and plumbing for a dishwasher and washing machine.

Sliding doors leading into:

### CONSERVATORY

With views across the garden.

### FIRST FLOOR LANDING

With built-in storage cupboard.

### BEDROOM 1

11' 5" x 10' 1" (3.48m x 3.08m)

With sloping ceilings and built-in range of wardrobes along one wall. Radiator.

### BEDROOM 2

10' 3" x 10' 0" (3.14m x 3.07m)

With sloping ceiling and built-in wardrobes. Radiator.

### BEDROOM 3/STUDY

6' 6" x 6' 6" (1.99m x 1.99m)

With sloping ceiling. Radiator.

### SHOWER ROOM

With Quadrant shower enclosure and electric shower being fitted. Vanity style wash hand basin and low level WC. Radiator.





Dining Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

## OUTSIDE

The property stands back from the road behind an area of open plan front garden. To the rear of the property is an area of garden, this being predominantly paved with boundaries being either fenced or hedged. There is also a summerhouse.

There is a path at the end of the garden allowing access to other properties on the row.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## COUNCIL TAX

Band C.

## ENERGY PERFORMANCE CERTIFICATE

Rating C.

## 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 Ulllyotts 01377 253456 - Option 1.  
Regulated by RICS





Shower Room



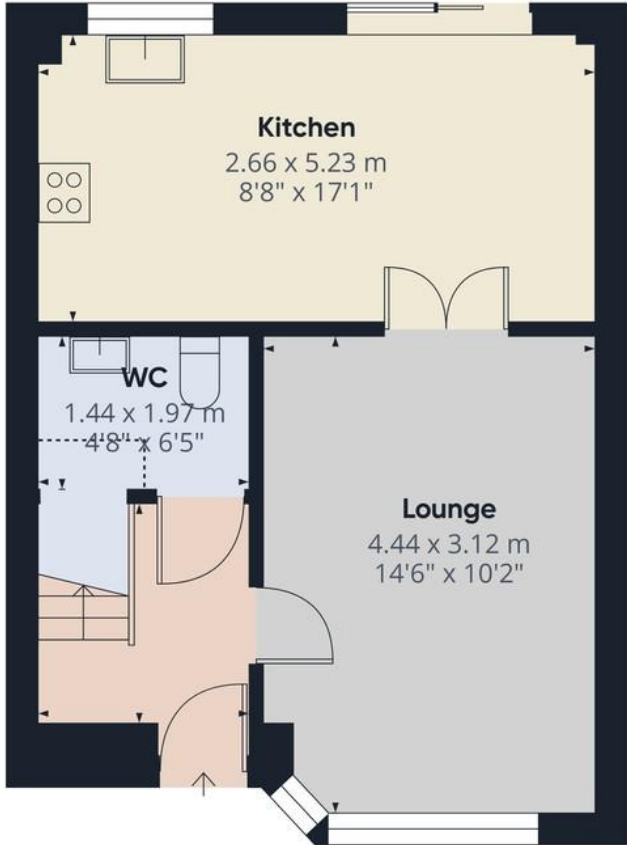
Garden



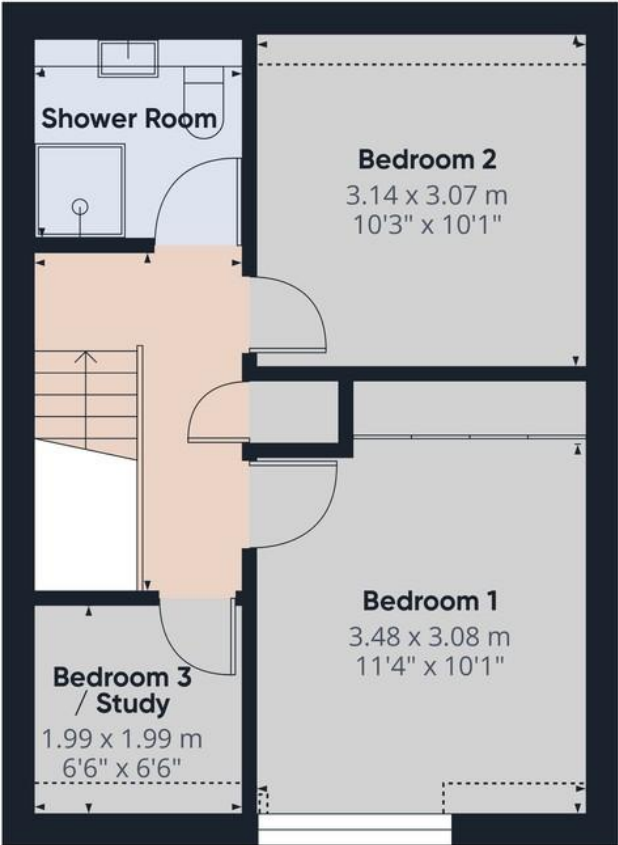
Rear Elevation



The digitally calculated floor area is 68 sq m (737 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
68.5 m<sup>2</sup>  
737 ft<sup>2</sup>

Reduced headroom  
2.1 m<sup>2</sup>  
23 ft<sup>2</sup>

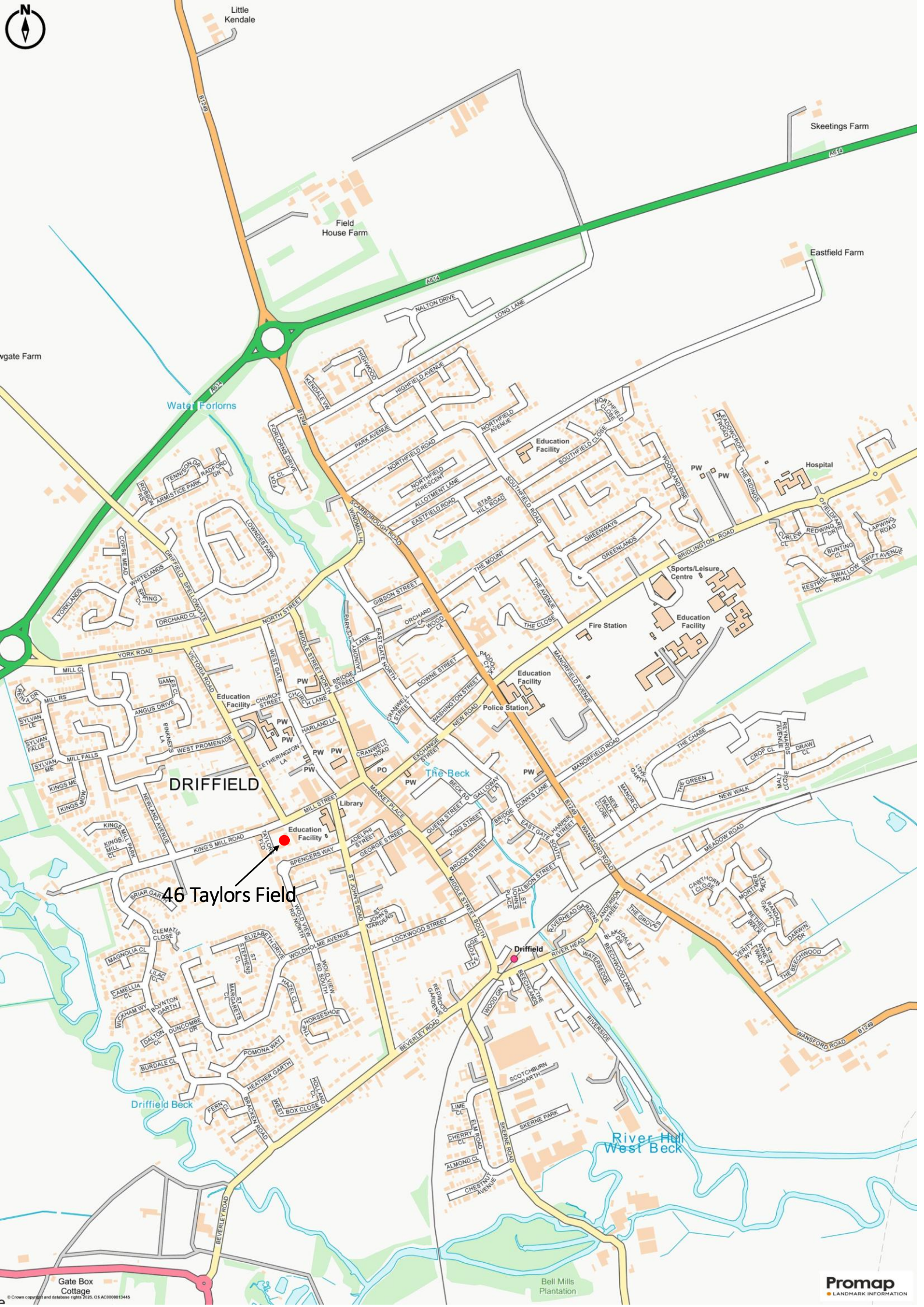
(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





DRIFFIELD

46 Taylors Field



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