



**30 Taylors Field**  
**Driffield, YO25 6FQ**  
**Guide price £135,000**

**WILLOWGREEN**  
ESTATE AGENTS



A well presented two bedroom second floor apartment located on this desirable, OVER 55's residential development which benefits from a communal lounge, laundry and guest facilities, and is located within walking distance of the town centre and all its amenities.

The property briefly comprises; entrance hall, open plan kitchen/ reception room, two good sized bedrooms, one with fitted wardrobes and a recently re-fitted modern shower room. The property has the added bonus of a rear view which overlooks the cricket grounds.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating C



**COMMUNAL ENTRANCE**

With tele entry system or fob into a communal area, with stairs and lift leading to all floors.

**ENTRANCE HALL** 12'0" x 3'1" (3.66 x 0.96)

With cupboard housing hot water cylinder, further storage cupboard, loft access and doors to.

**LOUNGE/ DINER**

14'9" x 10'0" lounge (4.52 x 3.06 lounge)

With storage heater, feature fireplace with electric stove in situ, coving, window to rear overlooking the cricket ground. Dining Area 2.40 x 2.56

**KITCHEN** 7'9" x 6'11" (2.37 x 2.11)

With modern wall and base units, space for fridge, built-in electric oven, hob and extractor, stainless steel 1 1/2 bowl sink unit, tiled splash back and wall heater.

**BEDROOM 1** 8'9" x 9'6" (2.69 x 2.94)

With window to rear elevation overlooking the cricket ground, panel heater and fitted wardrobes.

**BEDROOM 2** 9'10" x 5'9" (3.00 x 1.77)

With window to rear elevation overlooking the cricket ground and storage heater.

**SHOWER ROOM** 7'9" x 5'8" (2.37 x 1.74)

A recently re-fitted shower room, with double shower cubicle, 'Aqualisa shower over, glass shower screen, grab rails, vanity wash hand basin and wc, heated towel ladder, wetwall to the shower and splash back, laminate flooring and extractor fan.

**COMMUNAL GARDENS**

There are gardens to be enjoyed by all the residents.

**MAINTENANCE FEE**

We understand that the maintenance fee and ground rent are currently £240pcm.

**PARKING**

Residents parking is available on site.

**TENURE**

We understand the property is Leasehold.

**SERVICES**

Water, electric and drainage.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is C.

**COUNCIL TAX BAND**

The council tax band is C.

**NOTE**

There is a house warden on site Monday, Wednesday & Friday. -Washing machine slots weekly, same day and time every week. 1.5 hour slot. - Laundry room / refuse room on the floors at the end of the corridor.

There is a communal lounge and kitchen area to be enjoyed by the residents.











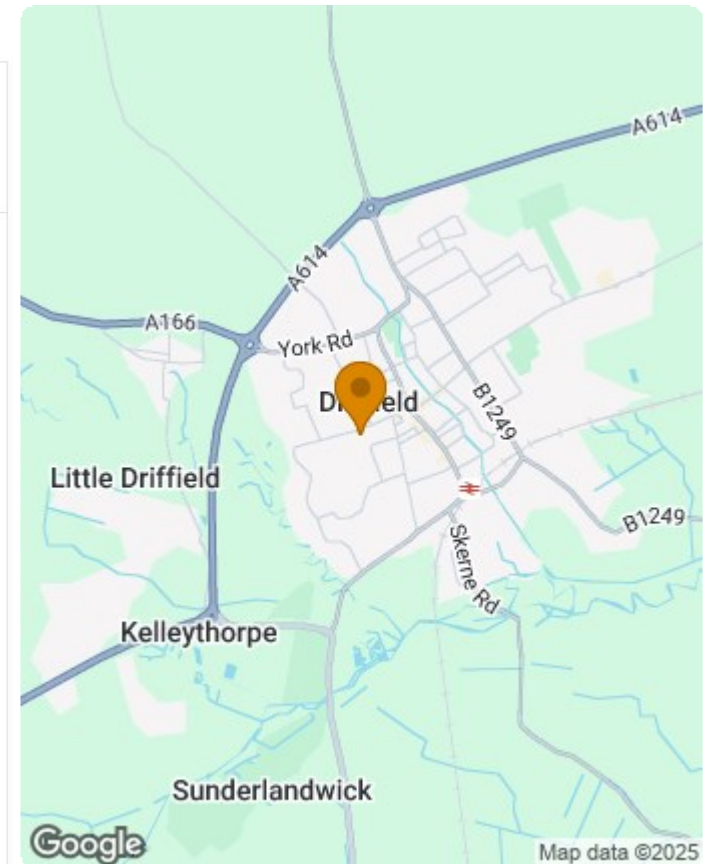
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Approximate total area<sup>1)</sup>  
50.55 m<sup>2</sup>

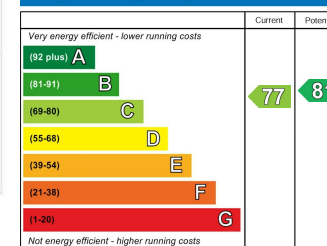
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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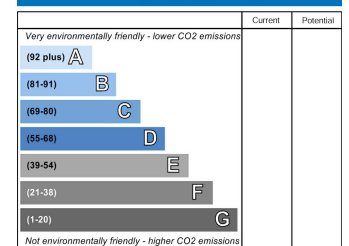


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC



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