



31 Taylors Field
Drifffield, YO25 6FQ
Asking price £105,000

WILLOWGREEN
ESTATE AGENTS

A light and airy well presented one 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, kitchen/ reception room, one bedroom and a recently re-fitted modern shower room. The property has a spectacular 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 3'3" x 9'11" (1.01 x 3.04)

With cupboard housing hot water boiler and doors.

LOUNGE/ DINER 13'1" x 18'4" (3.99 x 5.60)

With window to front elevation, electric panel heater, TV point, door to kitchen and great views over the recreation ground.

KITCHEN 7'10" x 6'9" (2.39 x 2.08)

With range of modern base units, electric oven and hob, stainless steel sink and mixer tap, work surface over, upstand, vinyl flooring, extractor fan and integrated fridge and freezer.

BEDROOM 13'7" x 10'4" (4.16 x 3.16)

A light and spacious room two windows overlooking the recreation ground, electric panel heater and TV point.

SHOWER ROOM 7'9" x 5'9" (2.37 x 1.77)

A modern shower room with electric shower, double shower cubicle, pedestal wash hand basin, low level wc, vinyl flooring, part tiled walls and extractor.

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.

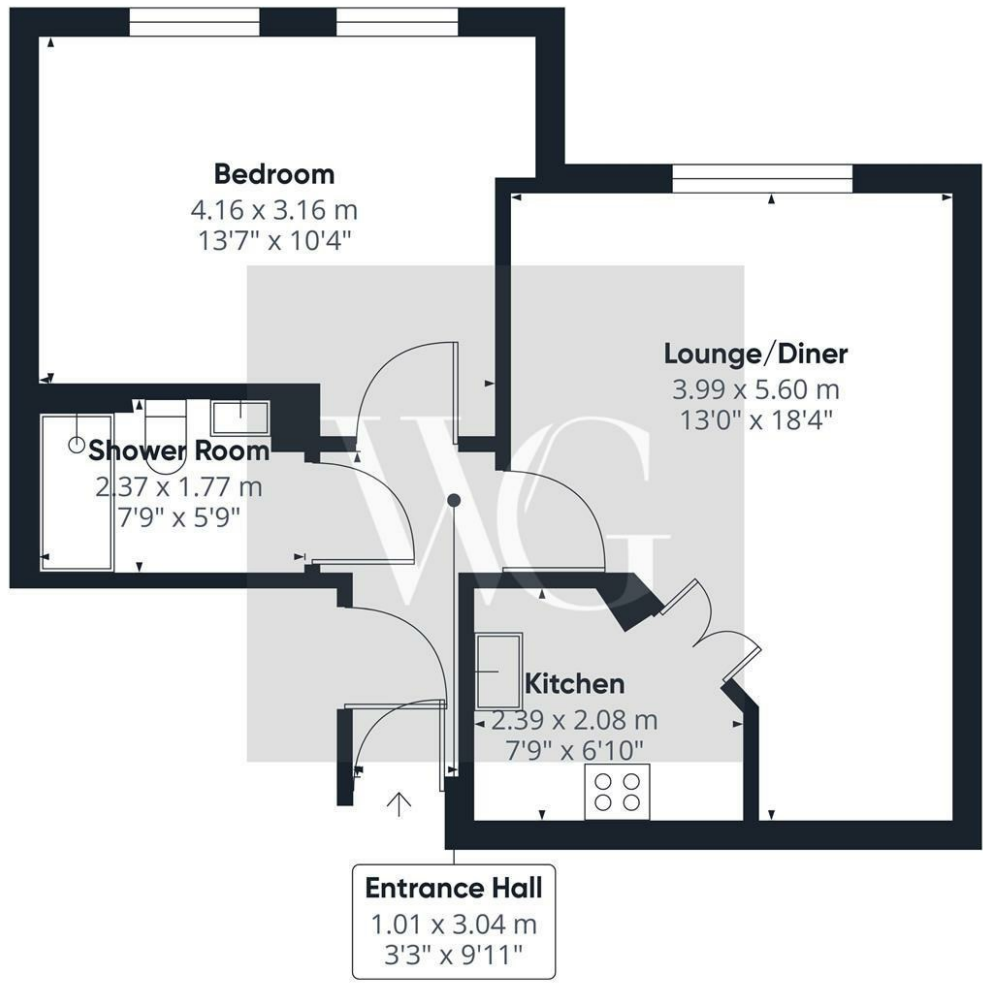
NOTE

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.







WG

Approximate total area⁰
44.8 m²
482.22 ft²

Reduced headroom
0.02 m²
0.22 ft²

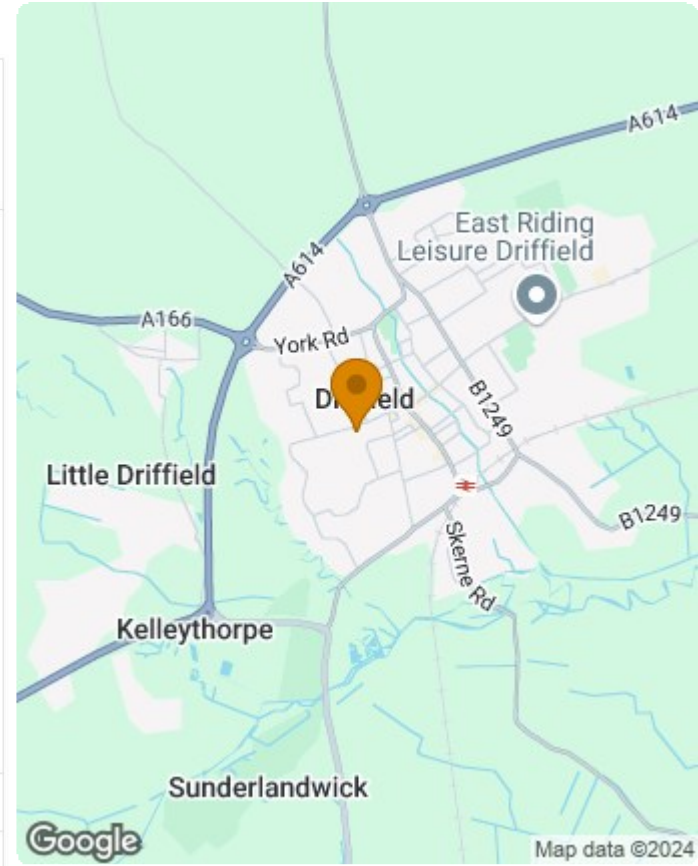
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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