



**1 Taylors field, Kings Mill Road  
Driffield, YO25 6FQ  
Asking price £157,500**

  
**WILLOWGREEN**  
ESTATE AGENTS



Number 1 Taylors Field is a unique style purpose built cottage apartment for the over 55s. **TWO BEDROOMS. GREAT LOCATION!**

The property briefly comprises, entrance hall, lounge, kitchen, shower room and two bedrooms, parking and communal gardens.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Drifffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Drifffield 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 TBC



**ENTRANCE HALL** 3'2" x 18'1" (0.99 x 5.53)  
With timber door into, storage cupboard and airing cupboard, electric panel heater and doors to.

**KITCHEN** 6'9" x 8'7" (2.06 x 2.62)  
With wall and base units, electric oven, hob and extractor, tiled splash back, vinyl flooring, window to front elevation, asterire sink and mixer tap.

**LOUNGE** 11'1" x 15'3" (3.39 x 4.66)  
A dual aspect room with electric radiator and TV point.

**BEDROOM 1** 11'0" x 9'1" (3.37 x 2.78)  
With window to rear elevation and radiator.

**BEDROOM 2** 10'4" x 5'10" (3.16 x 1.78)  
With window to rear elevation, electric radiator and range of wardrobes.

**SHOWER ROOM**  
With low level wc, pedestal; wash hand basin, shower cubicle with electric shower over. Tiled walls and vinyl flooring.

**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 approx. £212 per month.

**PARKING**  
Residents parking is available on site.

**TENURE**  
We understand the property is Leasehold.

**SERVICES**  
Water, electric and drainage.

**ENERGY PERFORMANCE CERTIFICATE**  
TBC.

**COUNCIL TAX BAND**  
The council tax band is C.

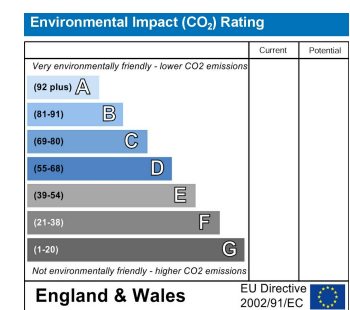
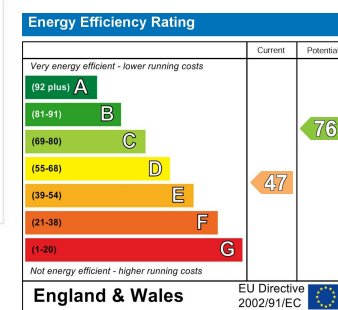
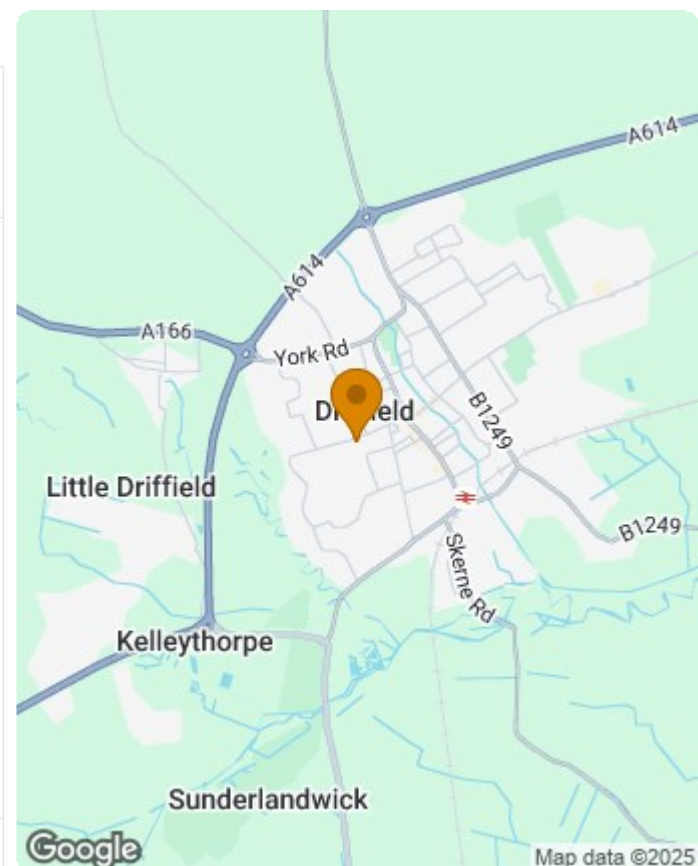
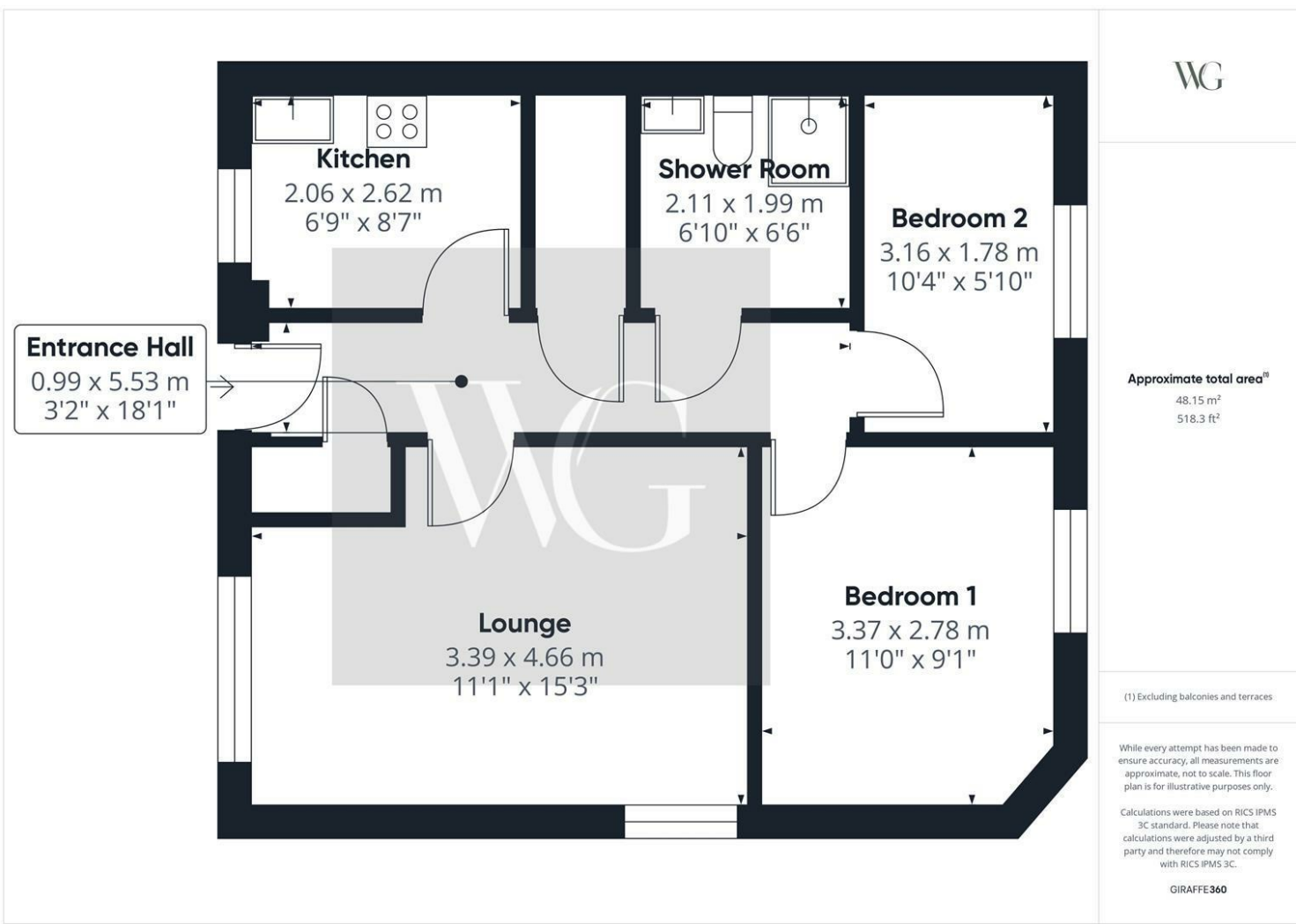












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