



**1 Taylors field, Kings Mill Road
Drifffield, YO25 6FQ
Asking price £149,500**



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.

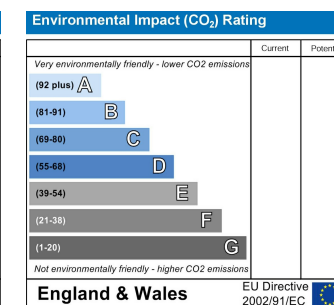
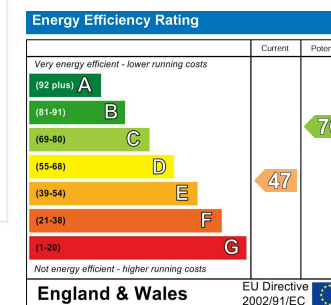
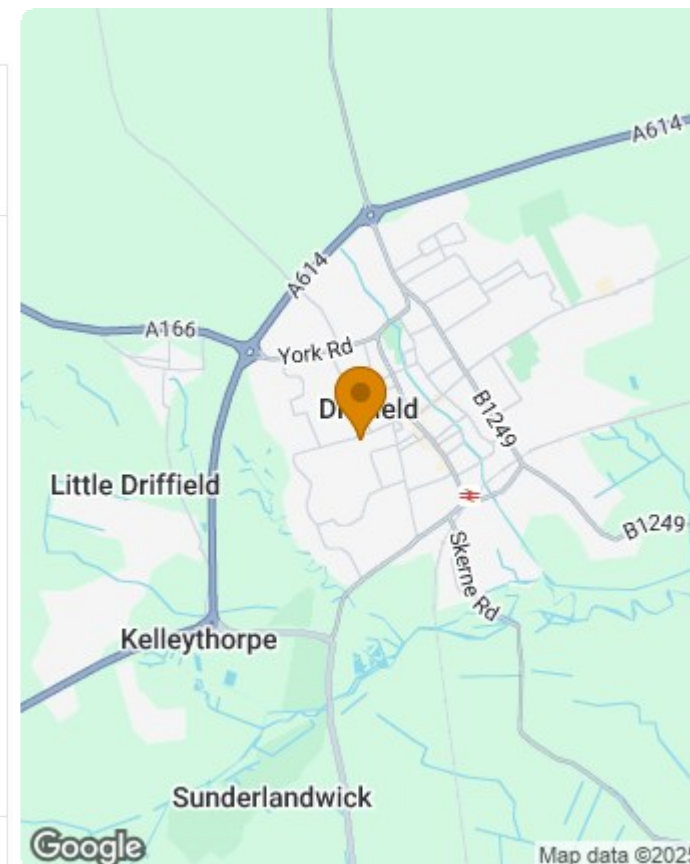
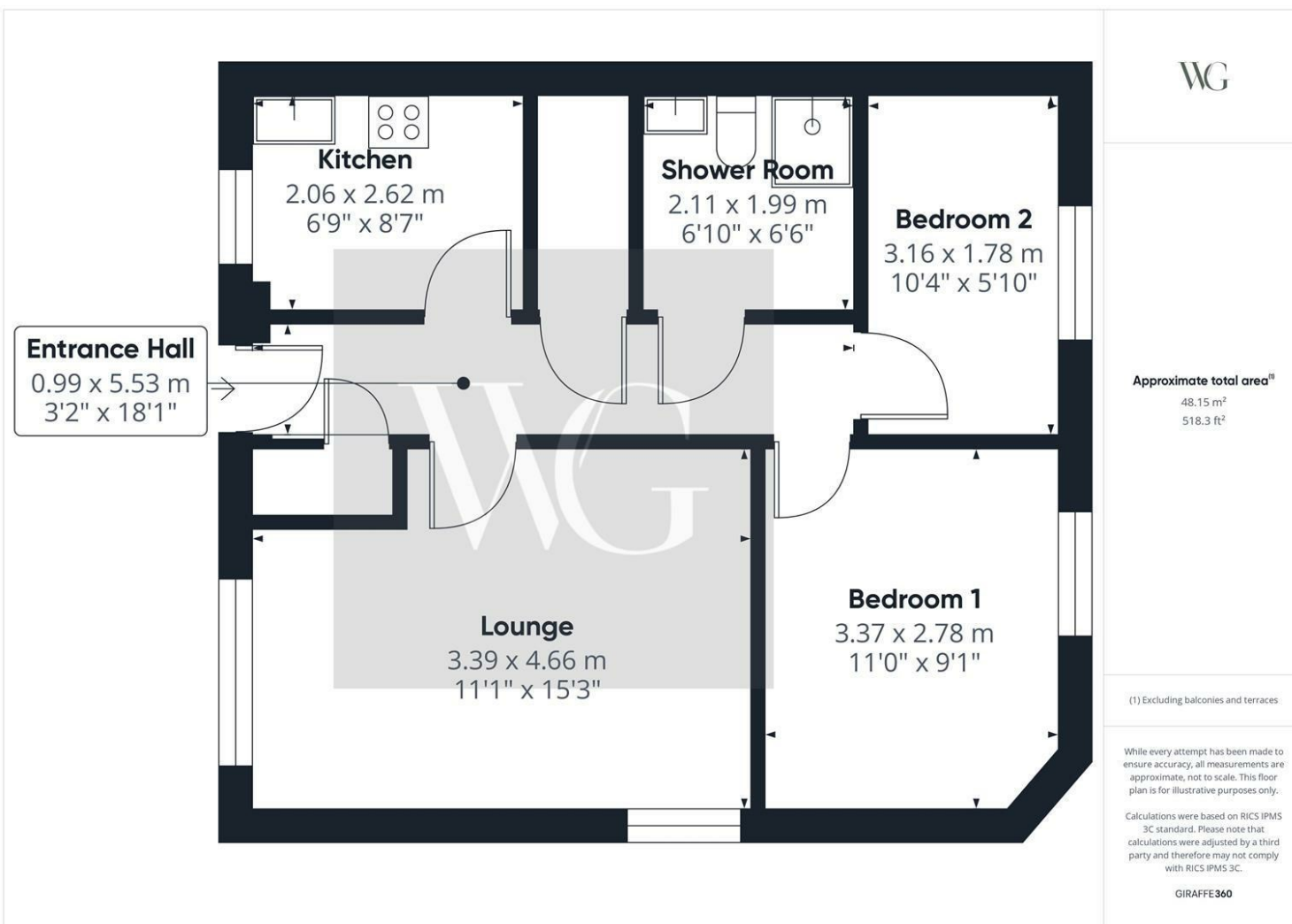
SERVICES
Water, electric and drainage.

ENERGY PERFORMANCE CERTIFICATE
TBC.

COUNCIL TAX BAND
The council tax band is C.







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