



1 Taylors Field  
Driffield

YO25 6FQ

ASKING PRICE OF

**£110,000**

**2 Bedroom Ground Floor Apartment**



Entrance Hall



2



1



1



Off Road  
Parking



Electric Heating

## 1 Taylors Field, Driffield, YO25 6FQ

**A quite unique self-contained apartment forming part of this development for the over 55s.** The property benefits from the usual range of communal facilities available within the main building, however, has its own private entrance allowing the owner to enjoy more seclusion and privacy plus offering views across the communal grounds.

The accommodation on offer is well presented and ready to move into. The layout includes a lounge with views across the grounds, fitted kitchen with appliances and two bedrooms which have an aspect onto Kings Mill Road. The shower room is well maintained and features an electric shower.

Taylor's Field is a regarded development for the Over 55's and provides attractive self-contained accommodation together with communal facilities and lift to upper floors.

The management fee covers the maintenance and management of the communal areas, including the car parking

area, gardens, buildings insurance, external decoration, window cleaning, Careline system, and bin cleaning. A contribution is also made to a sinking fund (reserves) to cover future capital works-such as the recent replacement of the car park lighting.

The on-site warden/manager is available three days a week- Monday, Wednesday, and Friday. While her primary responsibility is the management of the Apartments, she is also happy to assist cottage residents with any queries. Outside of these times, the managing agents, Watson's, are responsive to any issues that arise. Additionally, there is a coffee morning held each Wednesday in the residents' lounge, which cottage residents are welcome to attend.

### COMMUNAL FACILITIES

Taylor's Field benefits from a residents lounge, separate guest bedroom, laundry room (use of hot water and washing machines) and in-house manager.



Kitchen



Lounge



Bedroom 1



Bedroom 2

The residents' lounge is primarily intended for use by Apartment residents. However, cottage owners do occasionally use it for meetings and social events. When the warden/manager is on site, there has generally been no difficulty in arranging access, though at other times, entry depends on an Apartment resident being available to provide access, as cottage owners are not issued keys.

An Emergency Lifeline facility is available within the apartments.

#### PETS

We are advised that owners of property within the development are allowed pets, subject to being granted permission. An application form should be completed and a small fee payable for consideration.

Any permission granted is on the strict understanding that this can be revoked in the event of the pet becoming an unreasonable nuisance to other occupants within the development.

#### 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.

#### Accommodation

##### PRIVATE ENTRANCE

Into:

##### ENTRANCE HALL

18' 0" x 3' 3" (5.50m x 1.00m)

With storage cupboard and built-in airing cupboard. Wall mounted electric heater and further doors into principal rooms.



**Shower Room**

#### **KITCHEN**

8' 6" x 6' 9" (2.61m x 2.06m)

Fitted with a comprehensive range of kitchen units including base and wall units and complimentary worktops. Electric oven plus hob with extractor having a tiled splashback. Front facing window overlooking the grounds and inset sink with mixer tap.

#### **LOUNGE**

15' 2" x 11' 0" (4.64m x 3.36m)

With front and side windows. Wall mounted electric heater.

#### **BEDROOM 1**

11' 0" x 9' 1" (3.36m x 2.77m)

With rear facing windows and wall mounted electric heater.

#### **BEDROOM 2**

10' 5" x 5' 7" (3.18m x 1.72m)

With rear facing window and wall mounted electric heater.

Built-in range of wardrobes.

#### **SHOWER ROOM**

6' 9" x 6' 5" (2.06m x 1.98m)

With shower enclosure, low level WC and pedestal wash hand basin.

#### **OUTSIDE**

The property benefits from communal gardens, part of these having an aspect across Driffild Recreation Club.

There is also residents parking within the development on a non-allocated basis.

#### **HEATING**

Provided by electric independent heaters.

#### **DOUBLE GLAZING**

Sealed unit double glazing throughout.

#### **TENURE**

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

#### **SERVICE CHARGES**

£2,956.68 per annum payable half yearly.

#### **GROUND RENT**

£95 per annum payable half yearly.

#### **SERVICES**

Mains water, electricity and drainage.

**COUNCIL TAX**

Band C.

**ENERGY PERFORMANCE CERTIFICATE**

Rating E.

**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.

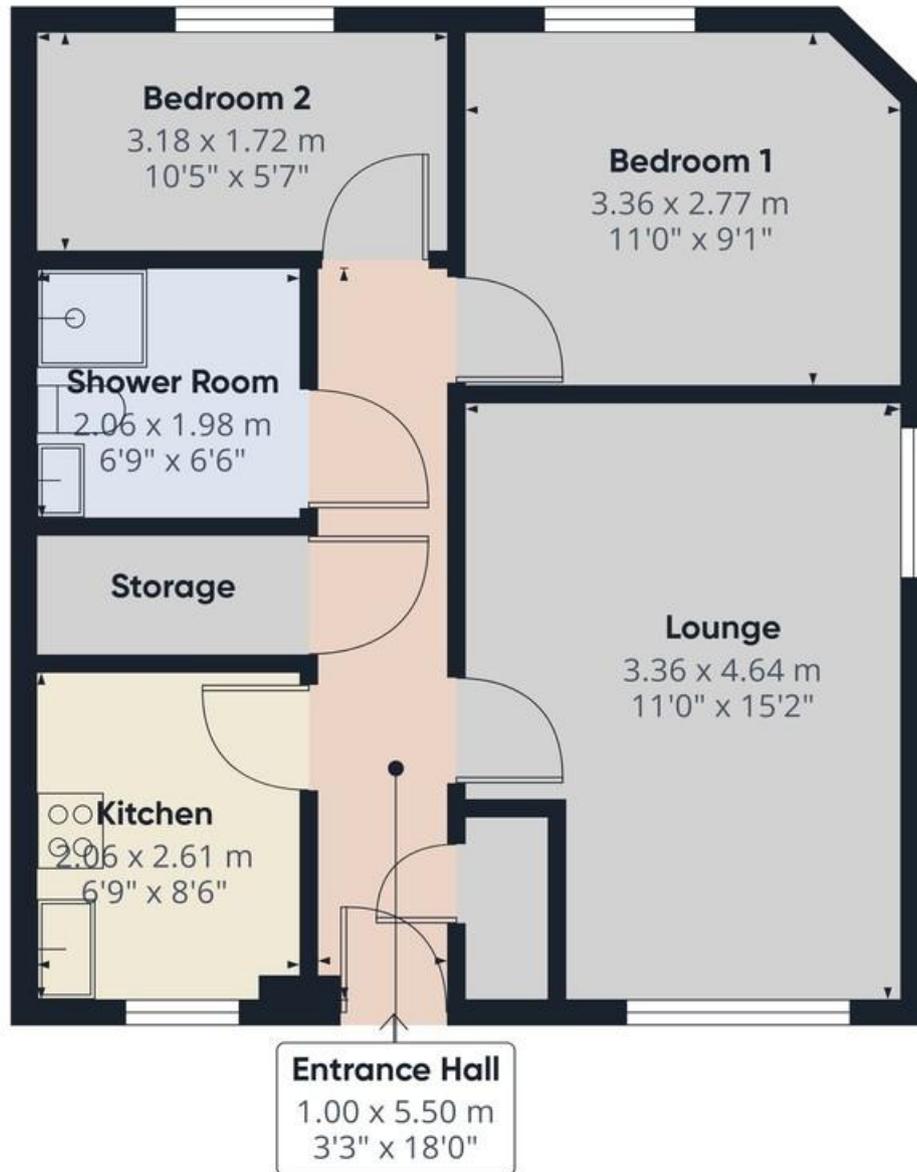
Floor plans are for illustrative purposes only.

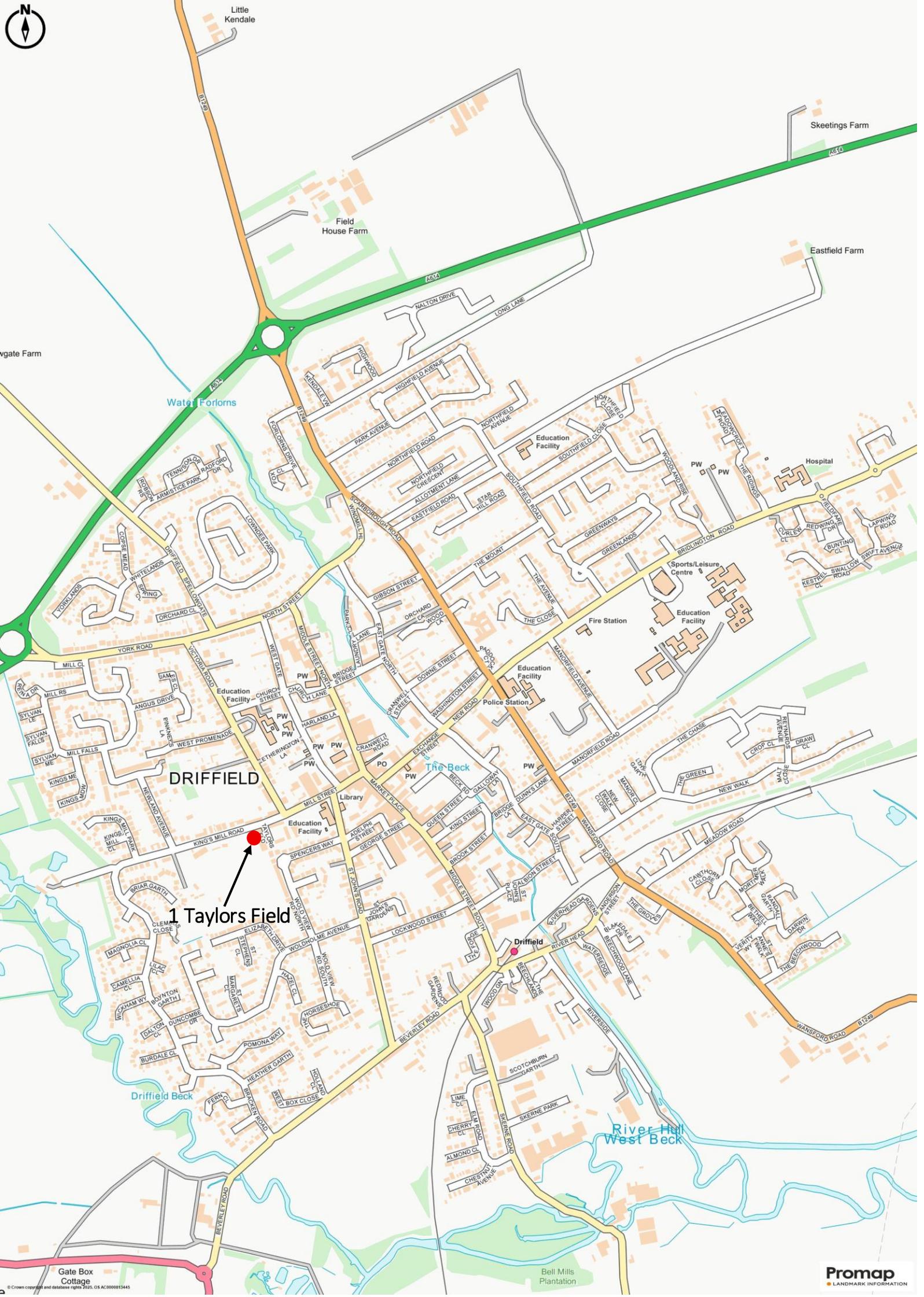
**VIEWING**

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 48 sq m (518 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





1 Taylors Field

DRIFFIELD

Driffield

Gate Box Cottage

Promap LANDMARK INFORMATION

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▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



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