



Approximate total area*
453 sq ft
13.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10.5 m

Calculations reference the BCS:PM5
"B" Standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAPFE360

Ground Floor



Approximate total area*
348 sq ft
32.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10.5 m

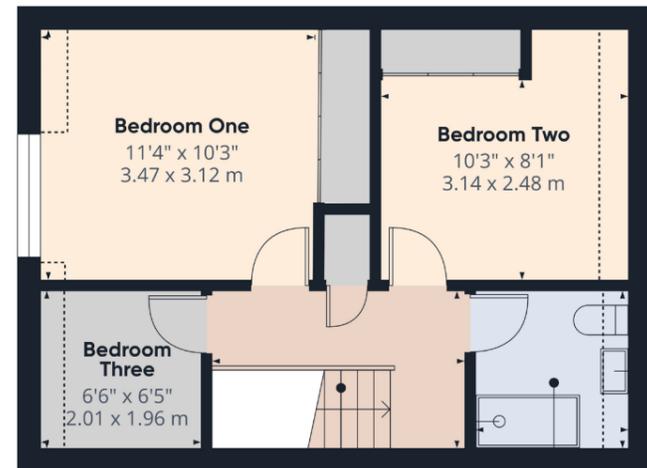
Calculations reference the BCS:PM5
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DRAPFE360

Landing
10'1" x 6'6"
3.09 x 2.00 m

Bathroom
6'4" x 6'7"
1.93 x 2.02 m

Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Asking Price
£205,000

44 Taylors Field,
Drifffield, YO25 6FQ

SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE

We understand the property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



44 Taylors Field, Driffield, YO25 6FQ

DESCRIPTION

Brought to the market with no onward chain, 44 Taylors Field is a well presented, three bedroom cottage located in the popular over 55's development. The development is well established and provides generous accommodation with its own private garden area to the rear. Situated within easy walking distance of the local town centre and all amenities, this property will not disappoint and do not come to the market very often!

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/diner, conservatory, first floor landing, three bedrooms, bathroom, rear garden and allocated parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator and power points.

WC

Tiled splash back, low flush WC, wall mounted sink, fitted carpets, radiator and extractor fan.

LOUNGE- 14'8 (4.49m) x 10'3 (3.13m)

Window to the front aspect, fireplace with hearth and surround, fitted carpets, radiator, TV point and power points,

OPEN PLAN KITCHEN/DINING AREA- 8'11 (2.73m) x 17'4 (5.29m)

Sliding door and window to the rear aspect, wall mounted gas combi boiler, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbed in dishwasher, plumbing for washing machine, oven and gas hob, extractor hood, laminated flooring, radiator and power points.

CONSERVATORY- 7'8 (2.35m) x 9'1 (2.79m)

Door to the rear aspect, windows to two sides and fitted carpets.

FIRST FLOOR LANDING- 10'1 (3.09m) x 6'6 (2.00m)

Built in cupboard with shelving and heater, fitted carpets, radiator and power points. There is also access to the loft space.

BEDROOM ONE- 11'4 (3.47m) x 10'3 (3.12m)

Double bedroom with window to the front

aspect, built in wardrobes and bed side tables, fitted carpets, radiator and power points.

BEDROOM TWO- 10'3 (3.14m) x 8'1 (2.48m)

Double bedroom with velux window to the rear aspect, built in wardrobes and bed side tables, fitted carpets, radiator and power points.

BEDROOM THREE- 6'6 (2.01m) x 6'5 (1.96m)

Velux window to the front aspect, built in shelving, fitted carpets, radiator and power points.

BATHROOM- 6'4 (1.93m) x 6'7 (2.02m)

Velux window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in bath with over head shower, vinyl flooring, radiator and extractor fan.

GARDEN

East facing garden which is laid with patio, garden shed, timber fencing and rear gate access.

PARKING

Allocated parking space.

AGENT NOTES

There is an annual maintenance charge of approximatley £1,208.00. We believe this includes insurance of the building, maintenance for the grounds and window cleaning. More information can be obtained via a solicitor.

