



4 Taylors Field
Driffield

YO25 6FQ

ASKING PRICE OF

£120,000

2 Bedroom Ground Floor Apartment

• Est. 1891 •
Ullyotts
Estate Agents

01377 253456



Communal Gardens



2



1



1



Off Road
Parking



Electric Heating

4 Taylors Field, Driffield, YO25 6FQ

A rare opportunity to acquire a self-contained ground floor apartment with direct access onto the communal gardens of Taylors Field and partial views onto Driffield Recreation Club.

This is a larger style apartment which includes two bedrooms. The apartment has been improved to include modern electric heating.

The interior of the property is perhaps in need of some updating, however, offers are invited to reflect this.

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.

The residents' lounge is primarily intended for use by Apartment residents. However, cottage owners do occasionally use it for meetings and social events.



Lounge



Lounge/Dining Room – Virtually Staged



Lounge/Dining Room



Kitchen

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.

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

Accommodation

ENTRANCE HALL

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

With large built-in storage cupboard. Built-in cupboard housing the hot water cylinder. Electric heater.

LOUNGE/DINING ROOM

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

With feature fire surround with electric fire in situ. Wall mounted electric heater. French doors leading out onto the communal gardens.

Open plan into:



Bedroom 1



Bedroom 1 - Virtually Staged



Bedroom 2



Bedroom 2 - Virtually Staged

KITCHEN

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

Fitted with a basic range of kitchen units including base and wall mounted cupboards along with worktops. Electric oven with electric hob and extractor. Sink with base cupboard beneath.

BEDROOM 1

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

With rear facing window and built-in range of wardrobes, with views across the communal gardens and Driffield Recreation Ground. Electric heating.

BEDROOM 2

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

With rear facing window and electric heater.

SHOWER ROOM

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

With shower enclosure housing an electric MIRA Shower, low level WC and wash hand basin. Electric heater.

CENTRAL HEATING

Provided by the controllable electric heaters.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold. The lease is for a period of 99 years from 1991 with a ground rent being payable of £95 per annum. In addition, any service charges levied upon this holds within the development to cover communal aspects of the property, insurance etc. We are advised that the current year 2026 service charge is £2956.

SERVICES

All mains water electricity and drainage.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating (waiting assessment).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Shower Room

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.

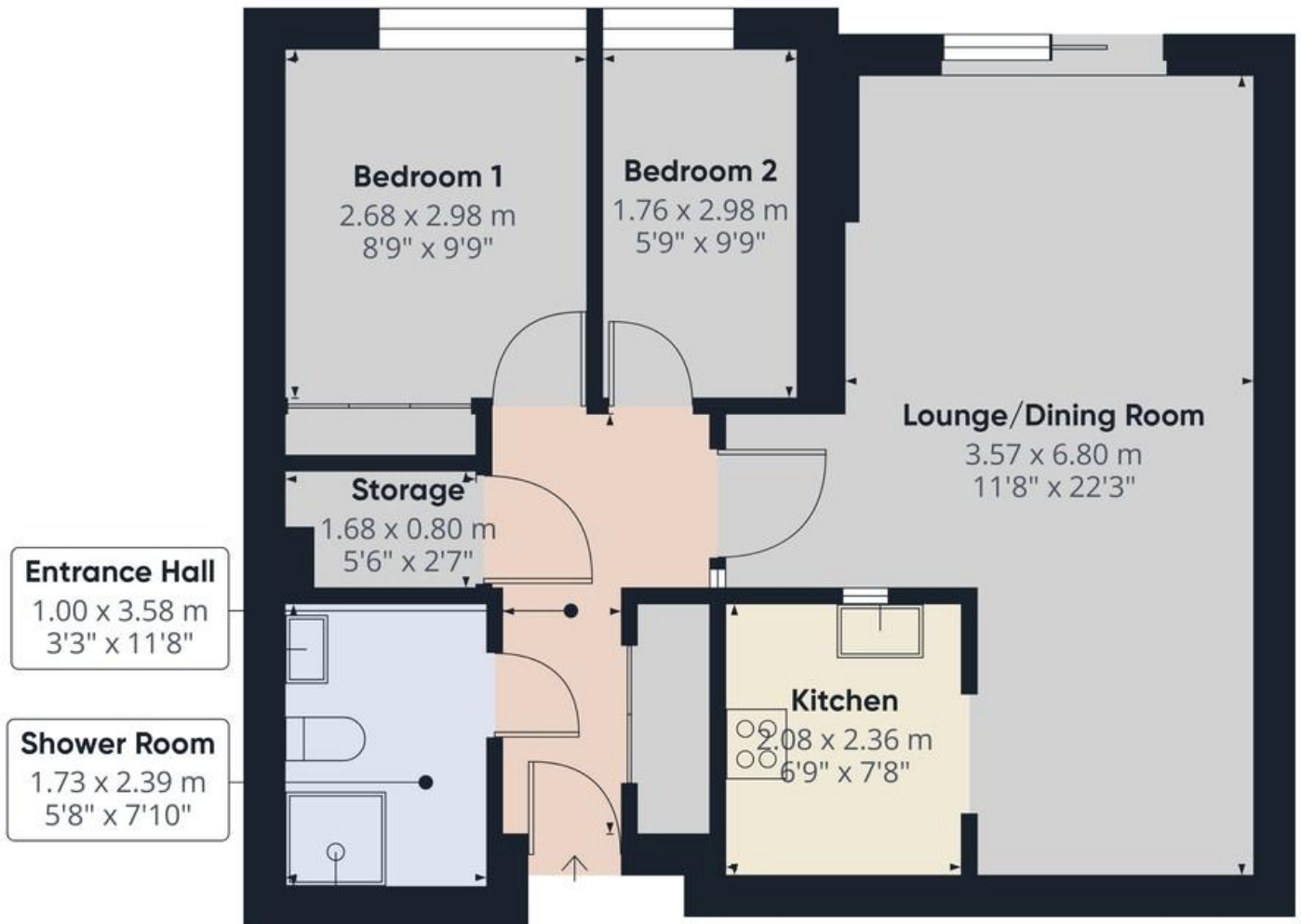
Floor plans are for illustrative purposes only.

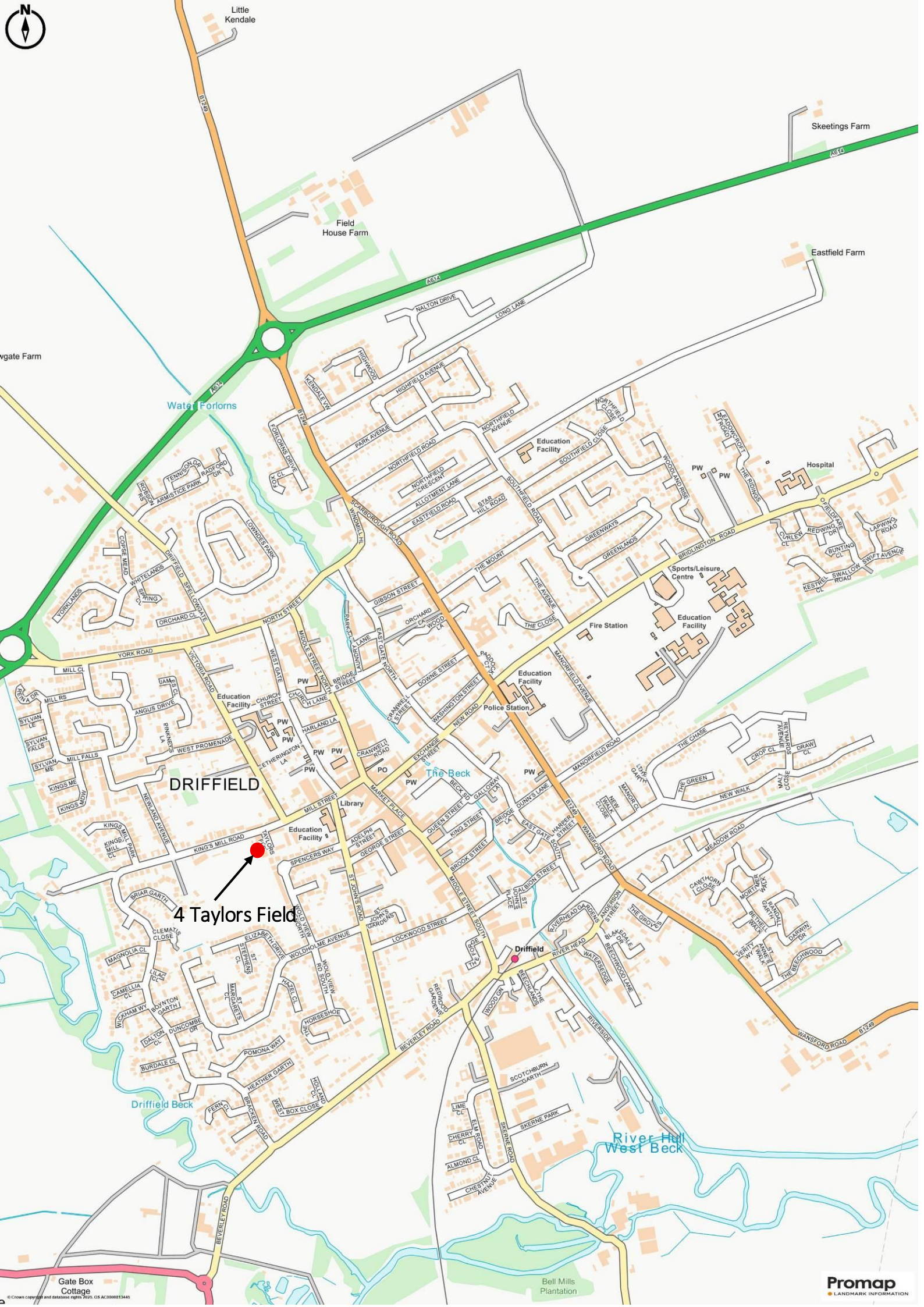
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 48 sq m (512 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





4 Taylors Field

DRIFFIELD

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

▪ Est. 1891 ▪
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