



**Ulllyotts**  
Chartered Surveyors

**23 Taylors Field  
Driffield  
YO25 6FQ**

Over 55's development

Self-contained apartment

First floor accommodation

Convenient for town centre

Renowned local development

Competitively priced

**Asking Price Of:  
£62,000**



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# 23 Taylors Field

Driffield

YO25 6FQ



Located on the first floor, this is a super one bedroom apartment within this renowned development for the over 55's. Taylors field successfully combines self-contained living with communal elements including residents lounge, laundry and gardens. The development is located only a short walk from Driffield town centre.

Accommodation includes attractive front facing lounge with dedicated dining area, being open plan into a kitchenette. The bedroom features built-in wardrobes and the bathroom offers both bath and shower.

## DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

## 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.

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.

## ENTRANCE HALL

With built in cupboard housing hot water cylinder and additional built in storage cupboard.

## LOUNGE

18' 6" x 11' 10" (5.65m x 3.63m)

With front facing window, electric storage heater and ample space for a dining table, opening into:



### **KITCHENETTE**

8' 0" x 6' 11" (2.45m x 2.12m)

Being fitted with a range of kitchen units arranged along three walls including base and wall mounted cupboards along with integrated appliances including double electric oven, hob and extractor fan. Inset sink with single drainer and space and provision for a refrigerator.



### **BEDROOM**

14' 11" x 9' 10" (4.55m x 3.01m)

With electric heater. Built in wardrobes.



### **BATHROOM**

With fitted suite comprising panelled bath having an electric shower over, pedestal wash basin and low level WC. Electric heater.

### **CENTRAL HEATING**

The property benefits from electric storage heaters on economy 7 tariff plus additional heaters on standard tariff.

### **DOUBLE GLAZING**

The property benefits from uPVC sealed unit double glazing throughout.

### **CARPARKING**

Taylor's field benefits from parking facilities on a non-allocated basis. Additional car parking is available on Kings Mill Road

### **TENURE**

The property is leasehold with a 99 year lease dated from the 1st of September 1991.

### **GROUND RENT**

We are verbally advised that an annual ground rent payable in respect of the property. We understand this to be £95 per annum payable into instalments.

### **SERVICE CHARGE**

A service charge is payable in respect of the property to cover communal facilities, buildings insurance and ongoing maintenance of the property. We await details relating to the current service charge.

### **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

### **ENERGY PERFORMANCE CERTIFICATE**

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

### **WHAT'S YOURS WORTH?**

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\*by any local agent offering the same level of service.

### **SERVICES**

Mains water electricity and drainage are connected to the property.

**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.

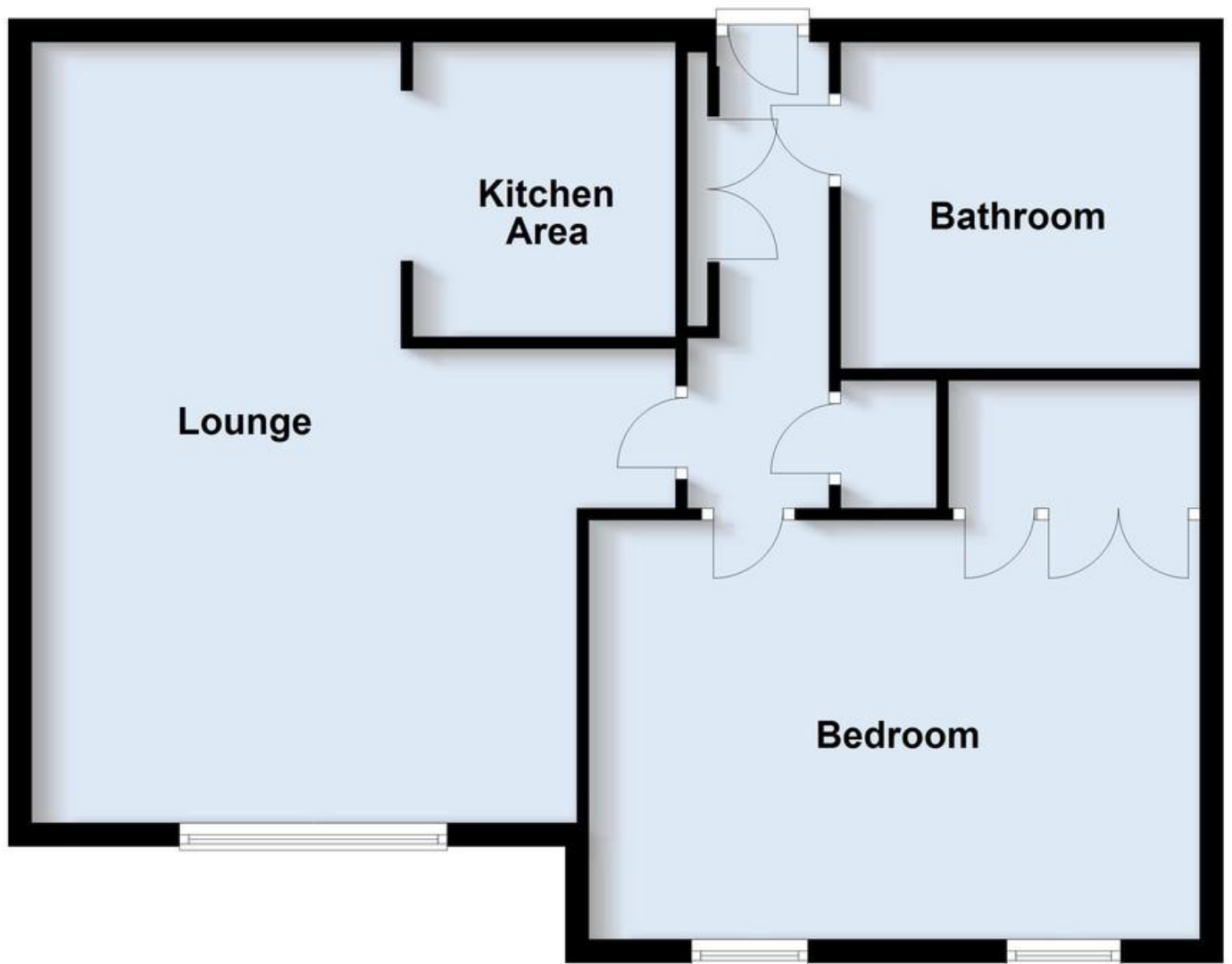
Floor plans are for illustrative purposes only.

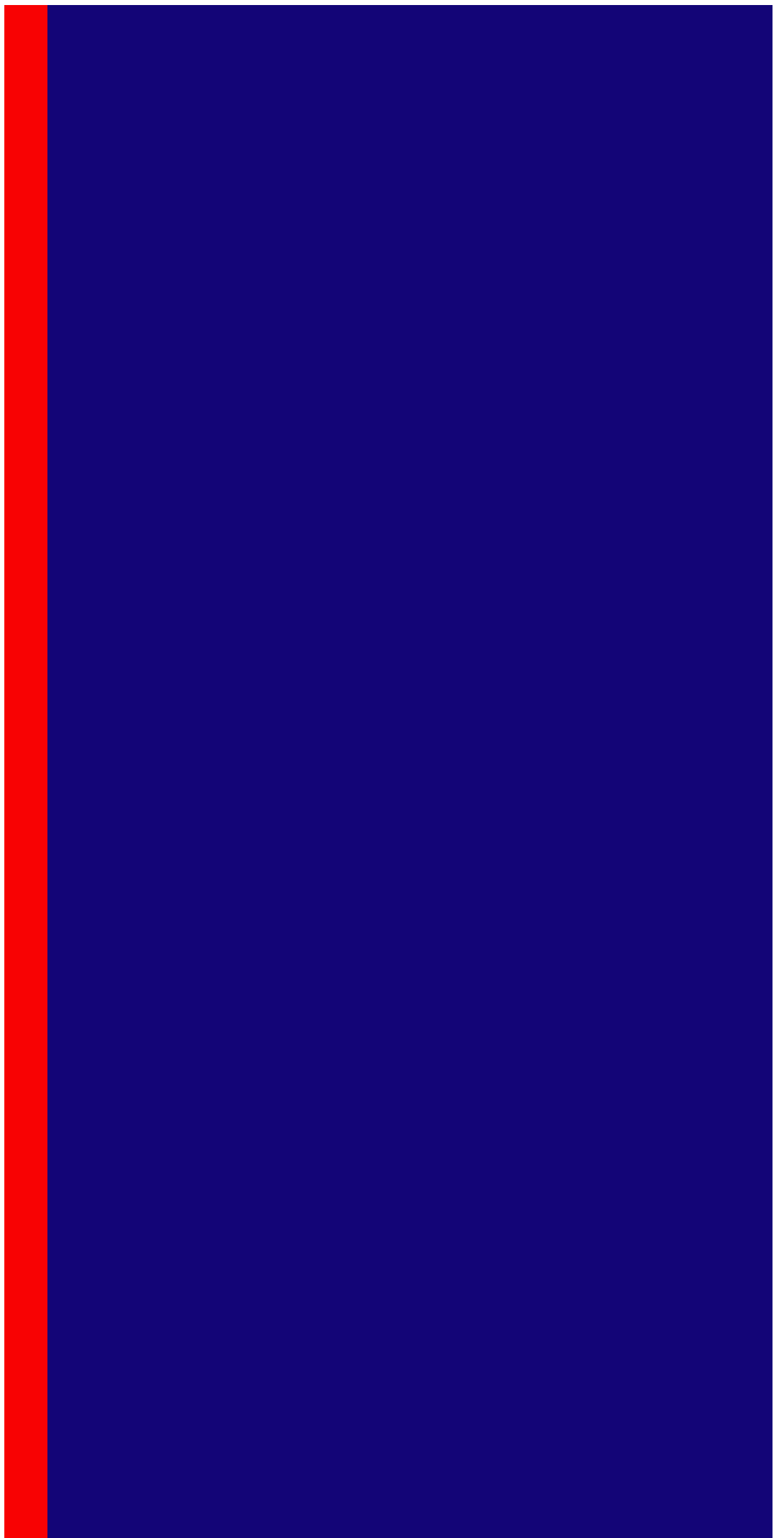
**VIEWING**

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## Ground Floor









**64 Middle Street South, Driffield, YO25 6QG**

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