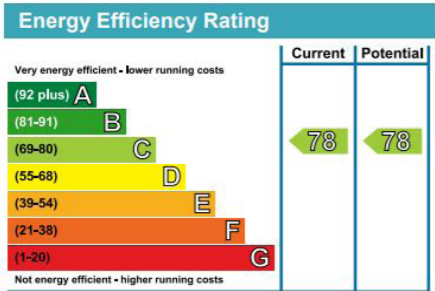
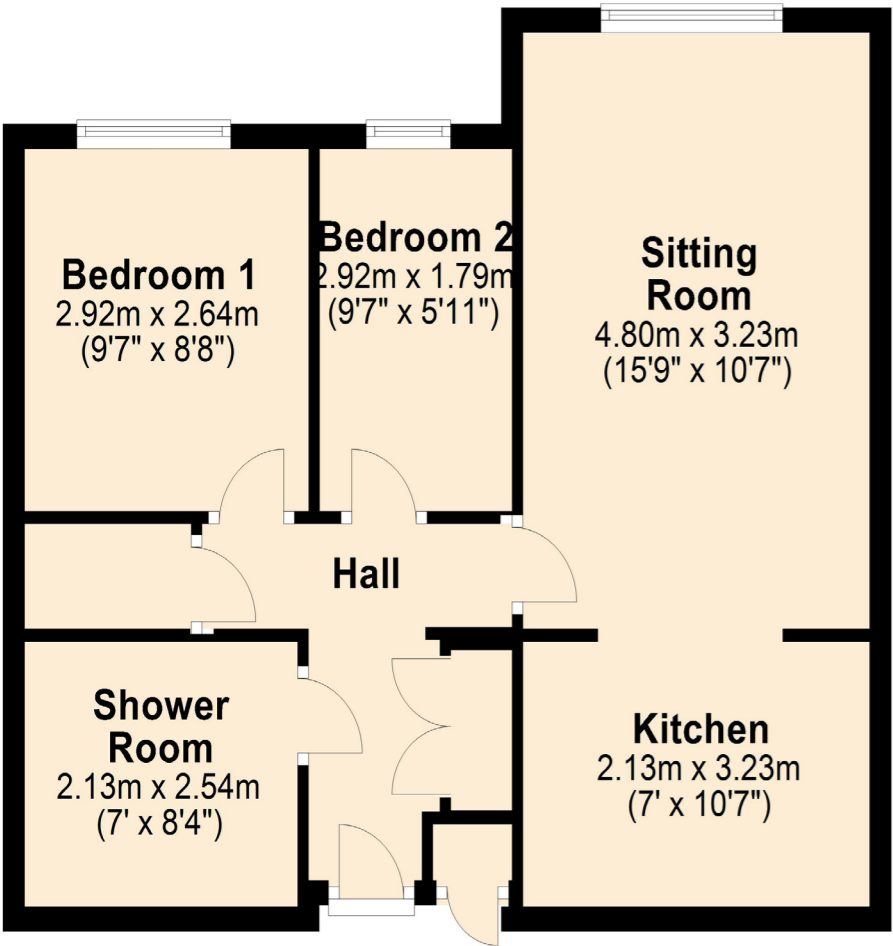


First Floor



SERVICES
Mains water, electricity and drainage are connected to the property.

TENURE
The property is held on a long lease, being the remaining part of the original 99 year lease. Full details of the length of the remaining lease will be provided upon request. A nominal ground rent of £50 is also payable annually.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'B'.

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.



£85,000

15 Taylors Field,
Driffield



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



15 Taylors Field, Driffield YO25 6FQ

DESCRIPTION

This very well presented two bedroom first floor apartment is situated within the award winning Taylors Field development which is within walking distance of the town centre. The property has recently benefitted from a new modern shower room with underfloor heating together with a range of fitted wardrobes to bedroom one. In addition to the private accommodation, there is a residents sitting room and communal facilities including house manager, visitors bedroom and residents parking. This apartment looks onto Kings Mill Road and is offered to the market with no onward chain.

LOCATION

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and the cities of York and Hull are within easy travelling distance either by road, rail or bus. The town provides a host of pleasant pubs and eating houses and visitors to the area are always impressed by the friendliness and hospitality by the local residents.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Entrance to the building is by key and leads directly into the communal reception hall. Number 15 is on the first floor which is accessed by either a lift or stairs.

HALL

With built in airing cupboard housing the hot water tank with immersion heater and slatted shelving, electric storage heater, entry door intercom and emergency alarm panel, smoke detector, access to the roof space, door to walk in storage cupboard with hanging space and shelving.

SITTING ROOM

With electric storage heater, telephone point, TV point, open plan to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, one and a half bowl sink with mixer tap, space for a fridge, electric oven, four ring electric hob with extractor hood over, electric fan heater and extractor fan.

BEDROOM ONE

With a fitted range of modern wardrobes and drawers, electric storage heater and TV aerial.

BEDROOM TWO

With electric storage heater.

SHOWER ROOM

Recently re-fitted with a three piece suite in white comprising walk-in shower, low level WC, pedestal wash hand basin with heated mirror over, underfloor heating and extractor fan.



SECURITY

Security has been an important consideration in the design of Taylors Field and the block is locked at all times. Guests and visitors can contact the individual apartments from the main reception by entry phone and the occupants can unlock the front door by intercom from their own apartment.

IN HOUSE SERVICES

A service charge is levied on the occupants of the apartments for the provisional cost of providing services including the house manager, care line service (this includes a personal emergency pull cords through out the flat), property insurance, gardening, heating and lighting and maintenance of the communal parts, water, fire alarms, window cleaning and exterior decoration. Cost for these services is available on request.

COMMUNAL FACILITIES

Provided within the apartment block, communal facilities include a well appointed residents lounge and kitchen, laundry room, house managers office and guest bedroom.