



■ **Ulllyotts** ■
Chartered Surveyors

12 Taylors Field
Drifffield
YO25 6FQ

Ground Floor Apartment
Purpose built for the Over 55s
Convenient for town centre

2 Bedrooms
Electric heating
MUST BE VIEWED!

Asking Price Of:
£82,500



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12 Taylors Field

Driffield

YO25 6FQ



A superb ground floor apartment within this purpose built complex of homes suitable for the Over 55s.

The property has been enhanced since construction and now includes an upgraded heating system in the lounge which is fully thermostatically controlled. The remaining rooms feature either electric storage heaters or electric heaters and the accommodation is well appointed and has attractive views across the development.

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.

ACCOMMODATION

ENTRANCE HALL

With built-in storage cupboard plus further built-in cupboard housing hot water cylinder.

LOUNGE/DINING AREA

22' 5" x 11' 3" (6.85m x 3.45 [max]m)

With wall mounted electric heater.



Opening into:

KITCHEN

7' 11" x 7' 1" (2.43m x 2.17m)

Fitted with a range of traditionally styled kitchen units featuring panelled doors and including base and wall mounted cupboards. Integrated electric oven plus electric hob with extractor fan over. One and a half bowl sink with single drainer.



BEDROOM 1

9' 10" x 8' 9" (3.00m x 2.69m)

Built-in wardrobes and electric storage heater.



BEDROOM 2

9' 10" x 5' 10" (3.02m x 1.8m)

Wall mounted electric heater.



BATHROOM

With suite comprising panelled bath low level WC and pedestal wash hand basin.



OUTSIDE

The property forms part of this delightful purpose built development and has communal gardens surrounding plus non-allocated car parking spaces.

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

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.

CENTRAL HEATING

The property is heated by electric heaters with a combination of direct acting, thermostatically and timed controlled heaters, Economy 7 storage heaters and standard wall mounted heaters.

DOUBLE GLAZING

The property benefits from uPVC 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. A ground rent is payable of £95.00 per annum, payable in 6 monthly instalments.

MAINTENANCE AND SERVICE CHARGE

We are advised that the service charge for a 6 month period up to the 31st August 2019 was £1,146.36. Further details relating to this can be obtained upon request.

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 (TBC).

SERVICES

Mains water, electricity and drainage are connected.

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.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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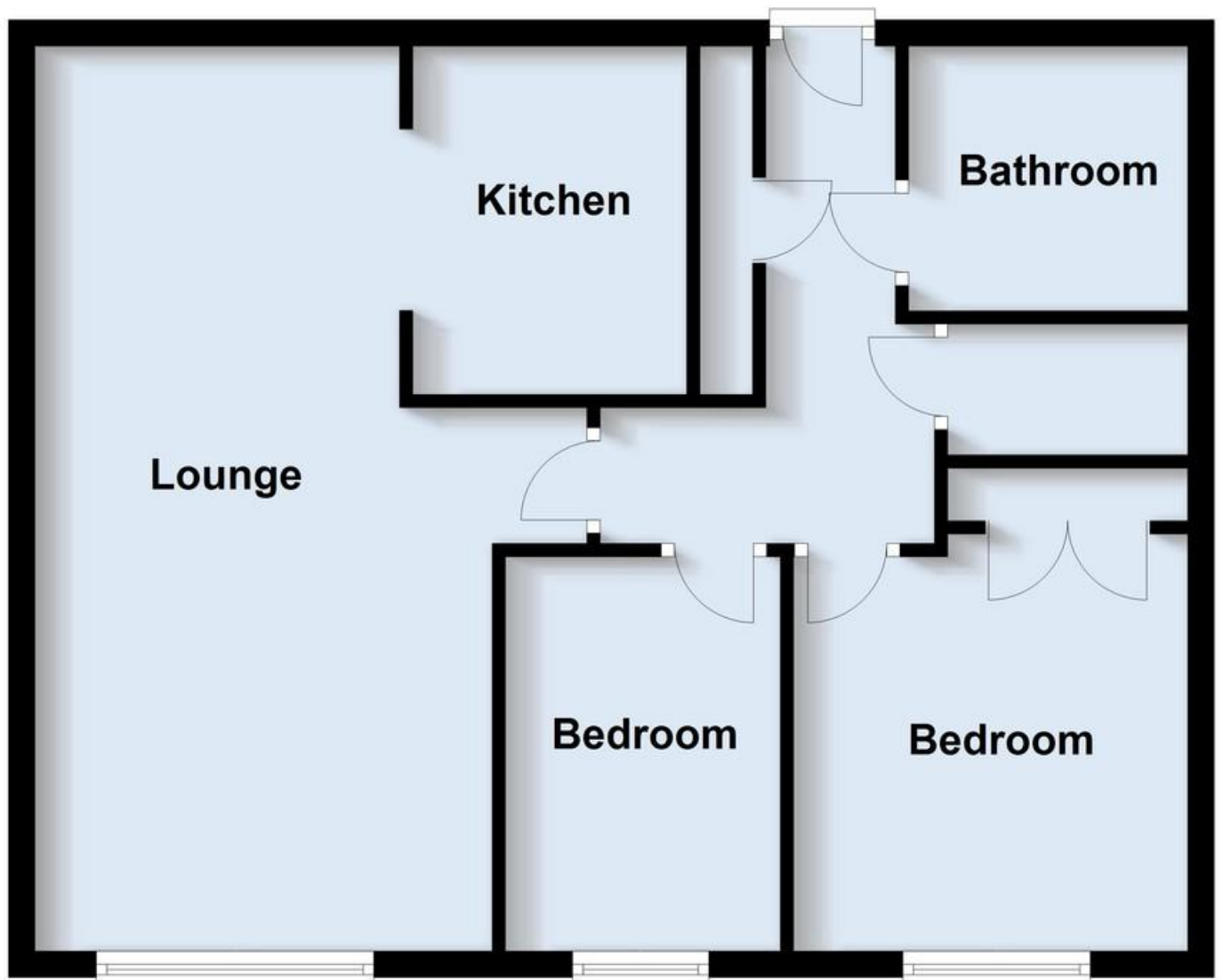
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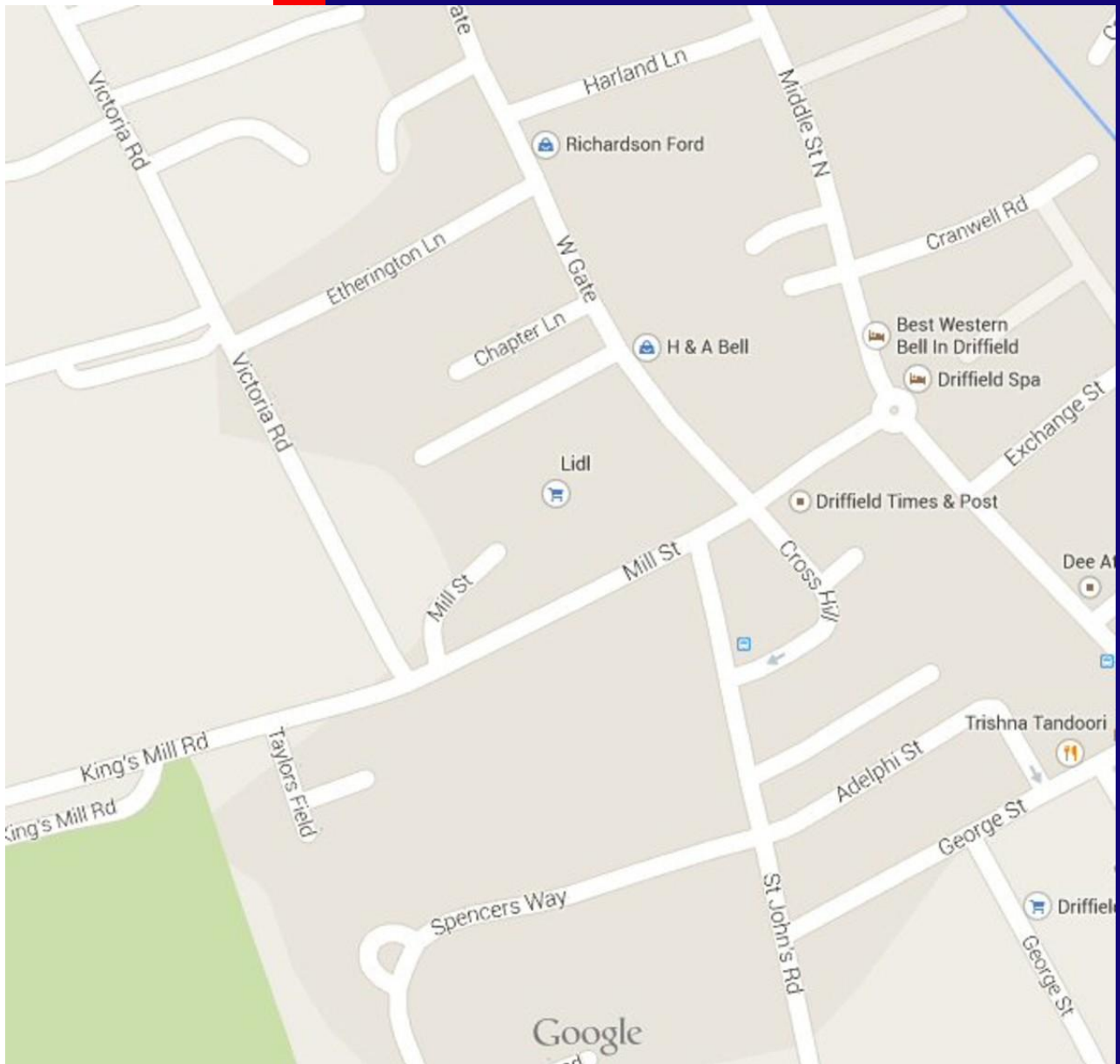
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

Ground Floor





■ **Ulllyotts** ■

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