



**Ulllyotts**  
Chartered Surveyors

**26 Taylors Field  
Drifffield  
YO25 6FQ**

**Purpose built development - over 55s  
Highly regarded location  
Spacious accommodation**

**Re-furbished and re-decorated  
Communal gardens  
Close to town centre**

**Asking Price Of:  
£89,950**



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# 26 Taylors Field

Driffield

YO25 6FQ



Located within this highly regarded, purpose built development, this is a superb 2 bedroom first floor apartment which has been re-furbished by way of re-decoration and re-carpeting throughout and is ready for immediate occupancy.

The property is located convenient for access into the town centre via Kings Mill Road and benefits from attractive lounge with kitchenette leading off, two separate bedrooms and shower room.

There is a communal area of car parking along with communal facilities within the development and attractive gardens surrounding the whole site.

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.

## 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 spacious storage cupboard housing hot water cylinder, telephone point and electric storage heater.

### LOUNGE/DINING ROOM

18' 6" x 15' 1" (5.64m x 4.6m)

Spacious 'L' shaped room benefitting from double glazed windows overlooking the front elevation of the property. Television and Telephone points. Coved ceiling.



### DINING AREA

Opening into:



### KITCHEN

6' 9" x 7' 11" (2.06m x 2.41m)

Fitted with a range of kitchen units along three walls including base and wall mounted cupboards with worktops. One and a half bowl sink with mixer tap, fitted extractor hood, internal window into the lounge area and newly laid floor covering.



### BEDROOM 1

10' 0" x 8' 10" (3.05m x 2.69m)

Built-in wardrobes and wall mounted storage heater. TV point.



### BEDROOM 2

10' 0" x 5' 10" (3.05m x 1.78m)

With wall mounted storage heater.



### **SHOWER ROOM**

With fitted suite comprising shower enclosure with electric shower, pedestal wash basin and low level WC. Heated towel rail and extractor fan.



### **CENTRAL HEATING**

The property benefits from Economy 7 electric storage heaters throughout.

### **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.

### **MAINTENANCE AGREEMENT**

An annual sum is payable in respect of the maintenance of the common parts, insurance, house manager, electricity in the common parts etc. This is payable in two instalments per year. We await details relating to the amount payable for this apartment.

### **COUNCIL TAX BAND**

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

### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C.

### **SERVICES**

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

### **NOTES**

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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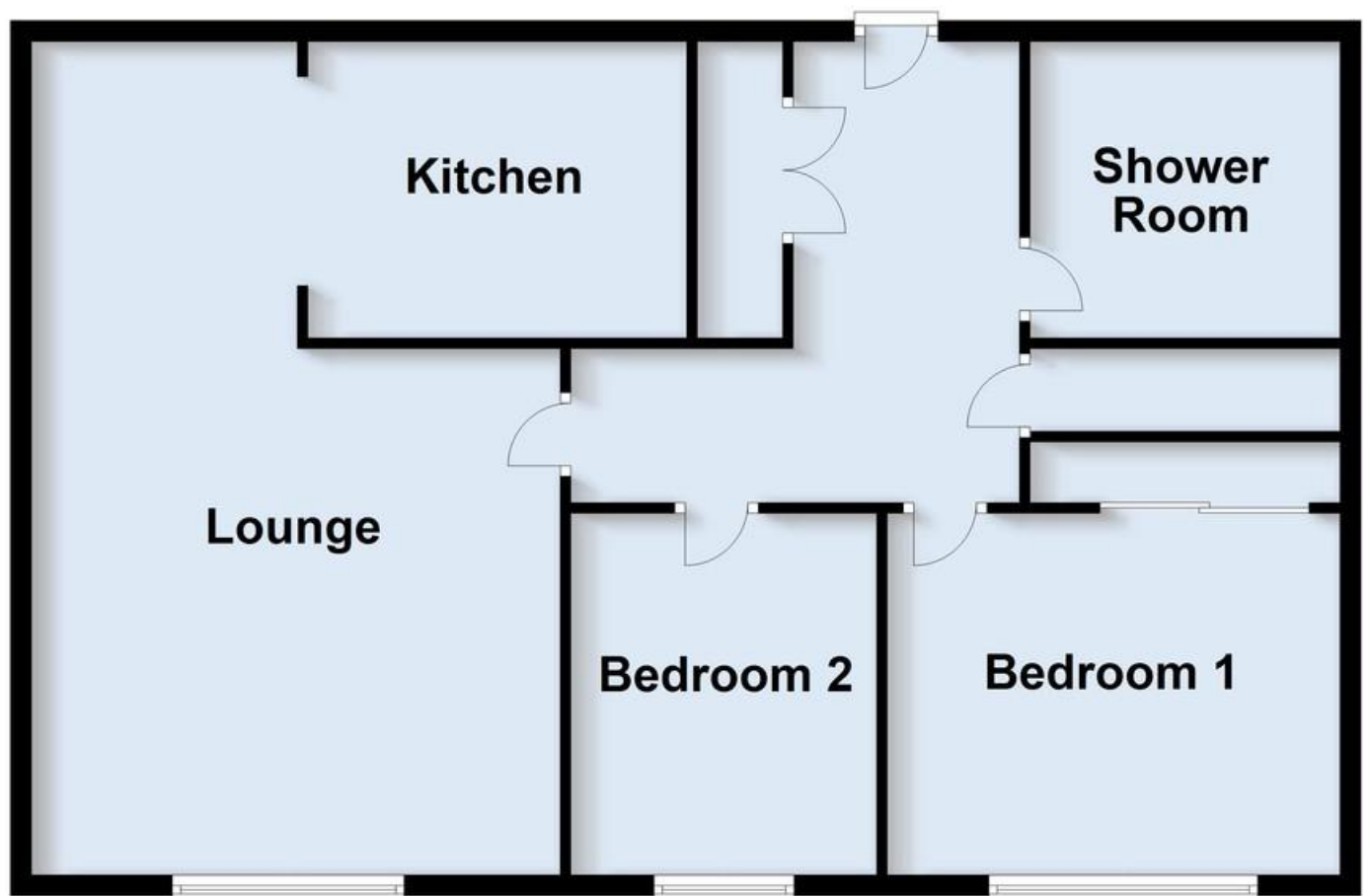
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### **VIEWING**

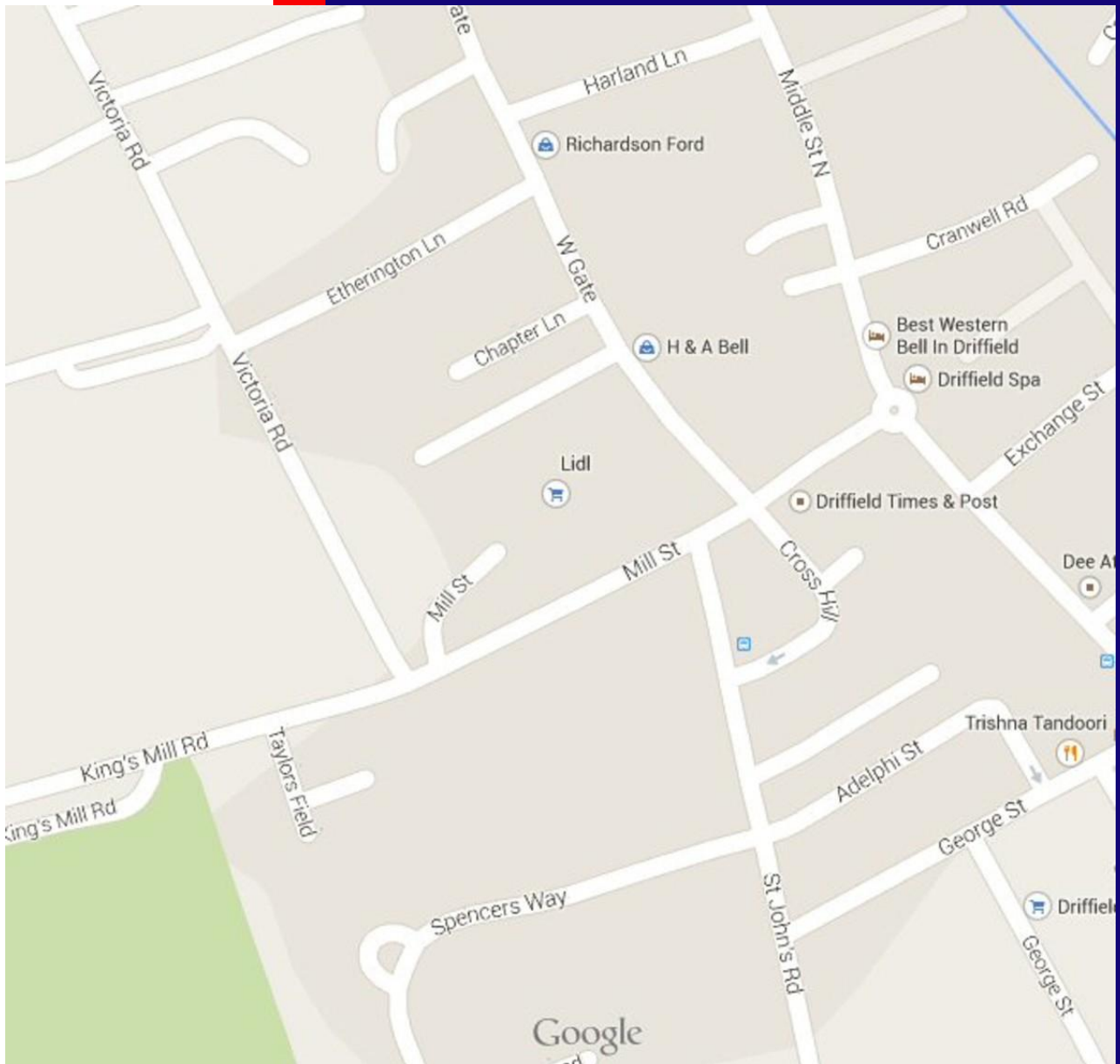
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## Ground Floor







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