



Total area: approx. 53.8 sq. metres (579.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£89,000

**32 Taylors Field,
Driffield**

SERVICES

Mains water, electricity and drainage are connected to the property. Central heating is from an economy 7 system.

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 remainCing lease will be provided upon request.

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 'C'.

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



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Dee Atkinson & Harrison



32 Taylors Field, Driffield YO25 6FQ

DESCRIPTION

This well presented second floor apartment is situated within this award winning development for the over 55's. With excellent views of the cricket ground this well maintained property is a must for viewing and comprises the following accommodation: Hall, sitting/dining room, kitchen, two bedrooms and a shower room. The property is conveniently placed for easy access to the town centre and the transport links.

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 ACCOMMODATION COMPRISES:

ENTRANCE HALL

Entrance to the building is by key and leads directly into the communal reception hall. Number 32 is on the second 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, smoke detector and storage cupboard.



SITTING ROOM

With electric storage heater, telephone point, TV point, views overlooking the recreation ground.

KITCHEN

Fitted with a range of base, wall and drawer units including 1 ½ bowl sink with mixer tap, work top space over, tiled splash backs, four ring ceramic hob and extractor hood over, fitted electric oven, space for a fridge.

BEDROOM ONE

With electric storage heater and fitted range of wardrobes.

BEDROOM TWO

With electric storage heater.

SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, low level WC and pedestal wash hand basin with tiled splash back.

OUTSIDE

Taylors Field has a communal garden area and a brick set parking area where there are some residents spaces and visitors parking provided.



IN HOUSE SERVICES

A service charge is levied on the occupants of the apartment for providing services including house manager, care-line services, ground rent, gardening, heating, lighting and maintenance of communal parts, fire alarm, window cleaning and exterior decoration. The cost of this is paid half yearly and we understand this to be £1,800 per annum.

SECURITY

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