



49 Taylors Field
Driffield

YO25 6FQ

ASKING PRICE OF

£220,000

3 Bedroom Mid-Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Conservatory



Allocated
Parking



Gas Central Heating

49 Taylors Field, Driffield, YO25 6FQ

Taylors Field is an established and ever popular residential development, exclusively available to buyers aged 55 and over. It is situated just off Kings Mill Road, a short walk away from Driffield's thriving town centre, and offers independent living within a secure environment.

The cottage provides generously proportioned accommodation which has been enhanced by a conservatory located to the rear and comprises two reception rooms (one of which could be used as a bedroom), kitchen and downstairs cloakroom on the ground floor with 2 double bedrooms, a home office/additional bedroom, storage space and a fully fitted family bathroom on the second floor. Outside there is a storage space at the front and a secluded garden to the rear.

Owners of properties within Taylors Field benefit from a certain level of services which includes garden maintenance, external decoration and window cleaning amongst other benefits within a set maintenance charge. Careline facilities are also available providing added security and piece of mind.

Allocated off-street parking is included within the car parking area.

DRIFFIELD

Driffield is a market town with the central shopping area including a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Dining Room



Kitchen



Lounge



Bedroom

Accommodation

ENTRANCE HALL

Having a staircase leading off currently fitted with a stair lift (would be removed at vendors cost if not required) and understairs storage cupboard.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin.

DINING ROOM

9' 8" x 8' 6" (2.95m x 2.61m)

With rear facing window and covered ceiling. Radiator.

KITCHEN

Offering views across the front of the development and being fitted with a range of traditionally styled kitchen units including base and wall mounted cupboards along with worktops, inset sink having base cupboard beneath and space and provision for a slot in electric cooker.

LOUNGE

14' 5" x 10' 3" (4.41m x 3.14m)

With feature Adam style fireplace and gas fire in situ. Radiator.

Patio doors leading into:

CONSERVATORY

11' 10" x 8' 5" (3.63m x 2.58m)

Fully glazed and offering views on to the garden. Exterior door.

FIRST FLOOR

LANDING

With large built-in storage cupboard.

BEDROOM 1

13' 2" x 10' 6" (4.02m x 3.21m)

With fitted wardrobes along one wall and having a front facing window. Radiator.

BEDROOM 2

10' 4" x 8' 8" (3.17m x 2.66m)

Fitted wardrobes along one wall, having a rear facing window. Radiator.

BEDROOM 3/OFFICE

8' 9" x 5' 11" (2.67m x 1.82m)

With rear facing window. Radiator.

BATHROOM

A particularly spacious suite featuring bath, low level WC and wash hand basin with separate shower enclosure.



Bedroom



Bedroom/Office



Bathroom



Garden

OUTSIDE

The property benefits from communal gardens to the front and in the grounds, whilst to the rear is an enclosed area of ornamental garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

MAINTENANCE CHARGE

There is a maintenance charge levied on owners of properties within Taylors Field. The maintenance charge for the cottages includes insurance of the building, maintenance of common

parts, garden and car parking maintenance, electricity for common parts and window cleaning. The charge for the current year (ending August 2025) is £1,134.59.

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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

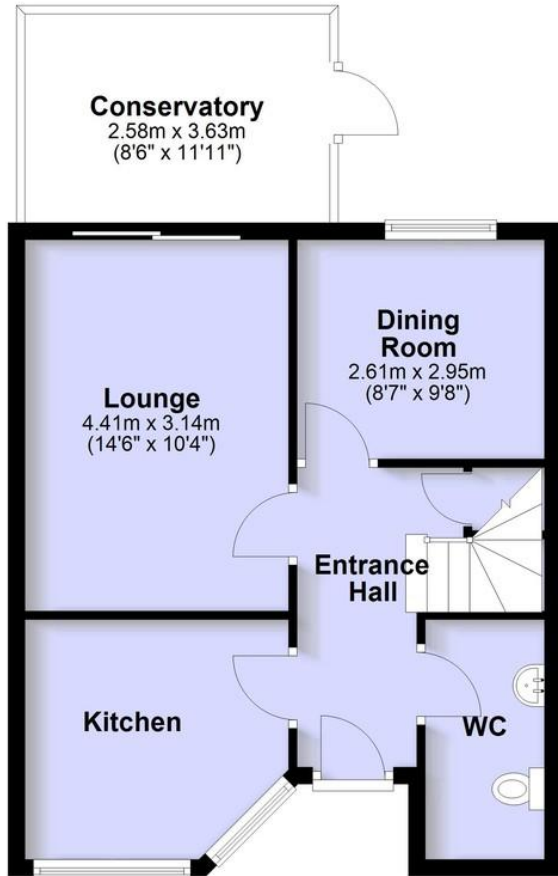
Strictly by appointment with Ulllyotts.
Regulated by RICS



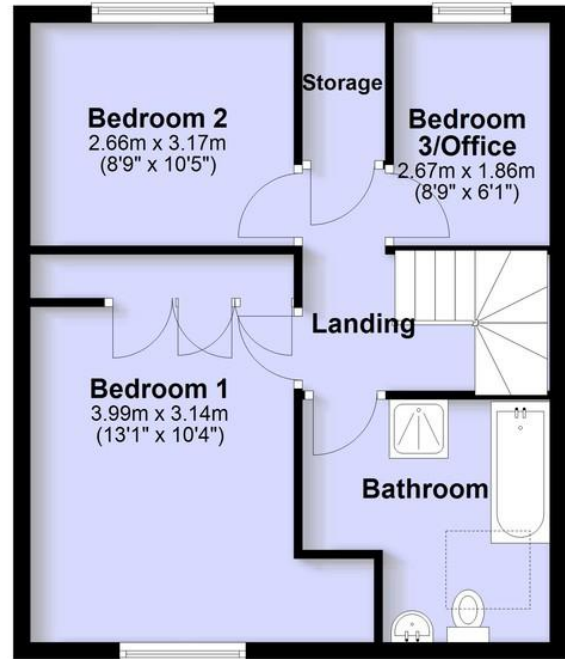
Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

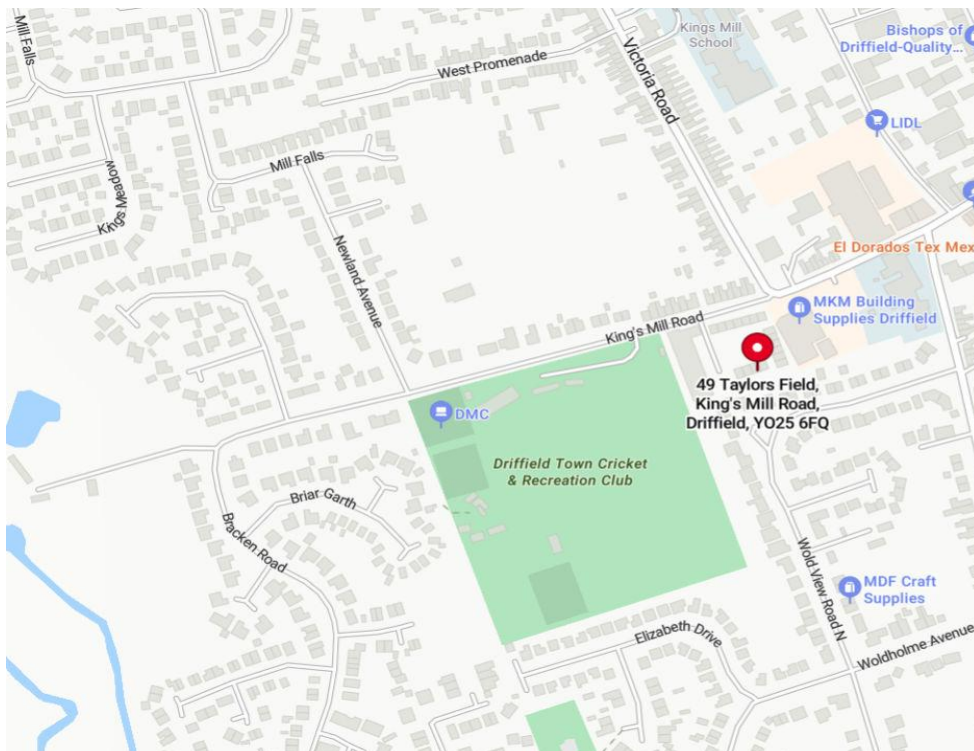
Ground Floor



First Floor



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■ Ulllyotts ■

EST 1891



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