



39 Taylors Field
Driffield, East Yorkshire YO25 6FQ
Price £195,000

WP WOOLLEY
& PARKS

39 Taylors Field, Driffield, East Yorkshire YO25 6FQ

*** A RARELY AVAILABLE FREEHOLD COTTAGE IN THIS SOUGHT AFTER DEVELOPMENT FOR THE OVER 55'S - NO ONWARD CHAIN *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Taylors Field is a highly regarded development of apartments and cottages, exclusively available to buyers aged 55 or over, standing alongside the Cricket Ground in a highly convenient location, just minutes walk from Driffield's town centre and its varied range of amenities. This particular mid-terrace cottage offers a tidily maintained arrangement of accommodation comprising Entrance Hall, Cloakroom, Living Room, Kitchen and Dining Room (Potential Third Bedroom) to the ground floor, with two fitted Bedrooms, versatile Dressing Room/Store and Shower Room to the first floor. The property is set within delightful communal gardens, with the added benefit of an allocated parking space.

Entrance Hall 11'11" x 3'4" widens (3.63m x 1.02m widens)

A modern composite entrance door opens from a recessed porch, with storage cupboard, into a welcoming hallway, with ceiling coving, fitted carpet, radiator and staircase leading off. There is a useful storage cupboard below the stairs, and a chairlift which can be left in situ if required.

Cloakroom 5'8" x 5'4" (1.73m x 1.63m)

A useful convenience features a white suite of WC and wash basin, set within fitted cabinetry, with tiled splash back and plumbed recess to accommodate a freestanding washing machine. With vinyl flooring, radiator, extractor fan and a feature fixed window.

Lounge 14'7" x 10'2" (4.45m x 3.10m)

A pleasant reception room with ceiling coving, fitted carpet, radiator, TV points and a double glazed window to the front elevation. An electric fire, set within an attractive marble effect fireplace, creates a lovely focal point.

Kitchen 10'2" x 8'9" (3.10m x 2.67m)

Fitted with a modern range of base, wall and drawer units in a beech wood finish, with white granite effect worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric double oven/grill, gas hob with pull-out extractor hood above, fridge and freezer. With radiator, vinyl flooring and a double glazed window.

Dining Room 9'7" x 8'8" (2.92m x 2.64m)

A versatile reception room, or potential bedroom, with ceiling coving, fitted carpet, radiator and a double glazed window.

First Floor Landing

With ceiling coving, fitted carpet, radiator and loft access hatch. A generous built-in airing cupboard houses the gas central heating boiler and hot water cylinder.

Bedroom One 12'10" x 10'4" plus wardrobes (3.91m x 3.15m plus wardrobes)

A generous, light and airy double room features a bank of fitted wardrobes, with radiator, TV point, fitted carpet and a double glazed window to the front elevation.

Bedroom Two 8'8" x 8'1" plus wardrobes (2.64m x 2.46m plus wardrobes)

A smaller double, or generous single room, with fitted wardrobes, radiator, fitted carpet and a double glazed window.

Dressing Room/Store 8'10" x 5'8" (2.69m x 1.73m)

A versatile space, with radiator and fitted carpet.

Shower Room 8'0" x 7'2" (2.44m x 2.18m)

A smartly appointed facility features a white suite comprising shower enclosure, wash basin, WC and bidet, with fitted cabinet, chrome towel radiator, attractive wall boarding, vinyl flooring and a Velux roof light.

Communal Grounds

Well kept communal gardens sweep around this popular development, with areas of lawn and well stocked planted borders.

Parking

The property enjoys the benefit of an allocated parking space.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - C.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

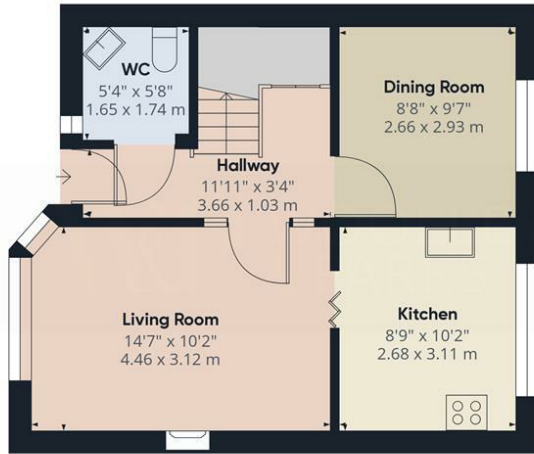
Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

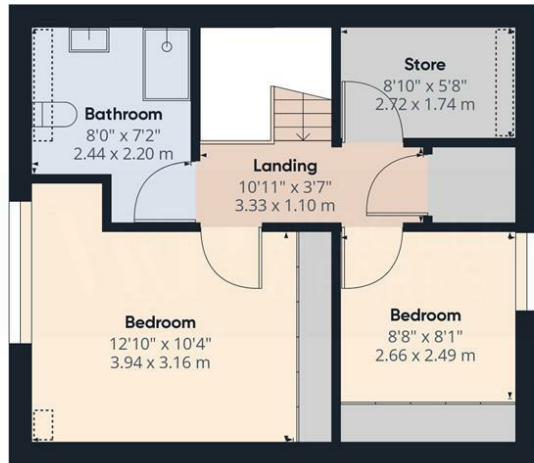
Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
877.81 ft²
81.55 m²

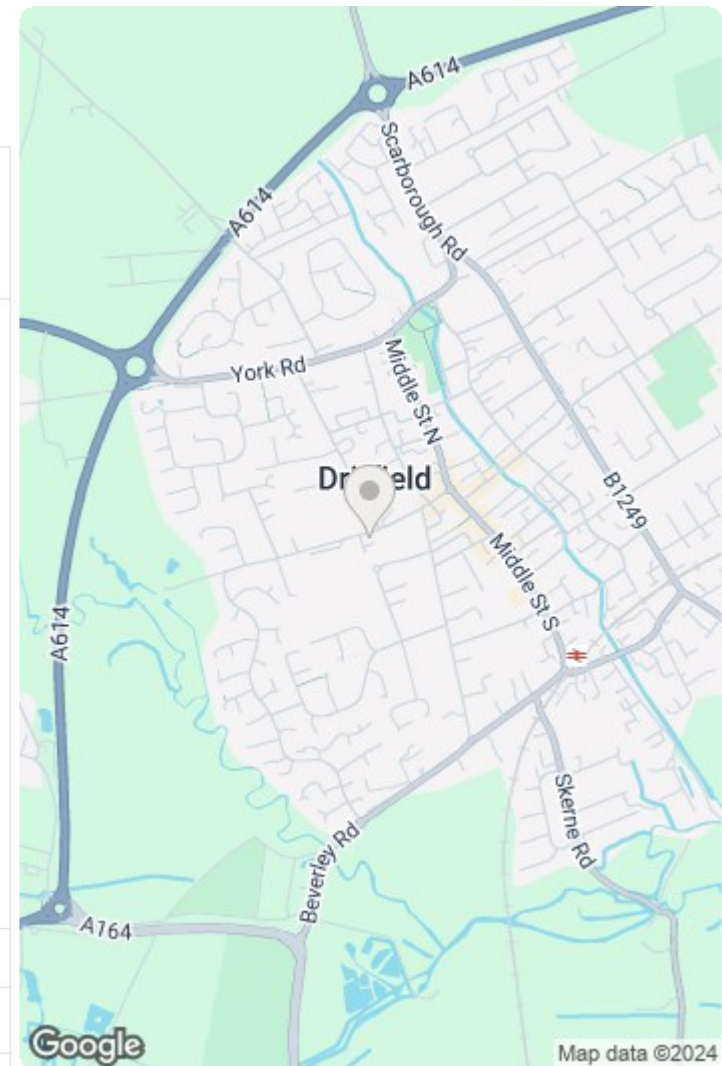
Reduced headroom
11.22 ft²
1.04 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

