



**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.

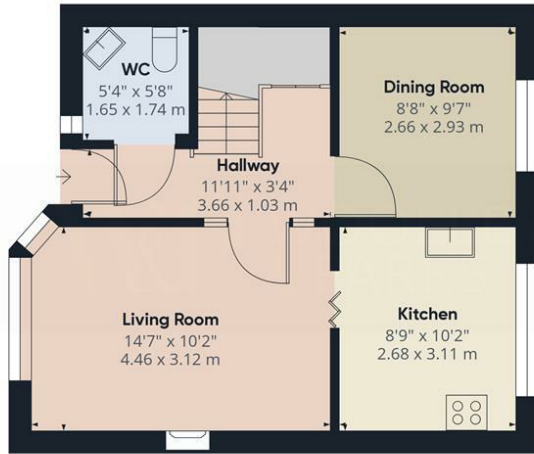
### Disclaimer:

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.

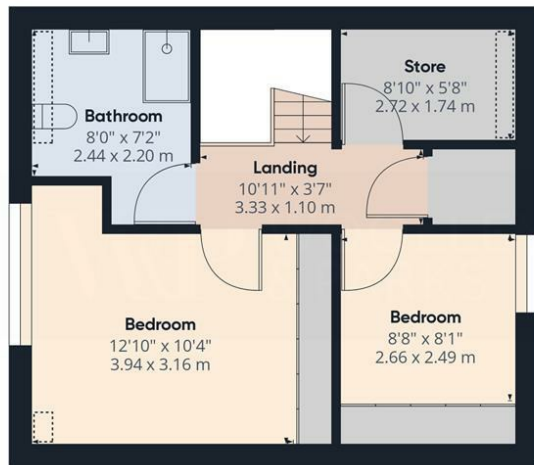
### Draft Details:

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<sup>(1)</sup>  
877.81 ft<sup>2</sup>  
81.55 m<sup>2</sup>

Reduced headroom  
11.22 ft<sup>2</sup>  
1.04 m<sup>2</sup>

(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

