**24 Taylors Field, Kings Mill Road**
**Driffield, East Yorkshire YO25 6FQ**
**£100,000**

W&P WOOLLEY & PARKS

*** A NEAT AND TIDY FIRST FLOOR APARTMENT IN THIS SOUGHT AFTER DEVELOPMENT FOR THE OVER 55'S *** 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 apartment is positioned on the first floor (elevator accessible), and offers a tidily maintained arrangement of accommodation comprising Entrance Hall with storage, Living/Dining Room, Kitchen, Shower Room and two Bedrooms. The building features attractive communal areas including residents lounge with kitchen, laundry and guest accommodation, set within delightful communal gardens.

## Communal Entrance
The main entrance is accessed via an intercom system, with the communal lounge leading off, a grand staircase rising to the upper floors and additional elevator facility.

## Private Entrance Hall
The private entrance door opens to a hallway with built-in storage, electric storage heater and fitted carpet.

## Living/Dining Room
18'4" x 14'7" max (5.59m x 4.45m max)
A generous reception room with electric storage heater, TV/telephone points, fitted carpet and a double glazed window.

## Kitchen
7'10" x 6'9" (2.39m x 2.06m)
Fitted with a range of base, wall and drawer units with rolled edge work tops, stainless steel sink unit and splash back tiling. Integrated electric oven and electric hob with extractor hood above. Recess spaces for freestanding appliances. With vinyl flooring and electric heater.

## Bedroom One
9'10" x 8'10" (3.00m x 2.69m)
A nicely proportioned double room with built-in wardrobe recess, electric storage heater, fitted carpet and a double glazed window.

## Bedroom Two
9'10" x 5'9" (3.00m x 1.75m)
A comfortable single room with electric heater, fitted carpet and a double glazed window.

## Shower Room
8'0" x 5'7" (2.44m x 1.70m)
With shower enclosure, pedestal wash basin and WC, splash back wall tiling, vinyl flooring, extractor fan, electric towel rail and electric heater.

## Communal Facilities
Residents enjoy use of the communal lounge and kitchen, as well as an on-site laundry. A house warden is on site three days a week. Visitors can arrange for overnight stays in the guest accommodation.

## Tenure
The property is understood to be Leasehold (To be confirmed by Vendor's Solicitor). We understand that ground rent and service charges are presently charged at approximately £200 per calendar month.

## 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.

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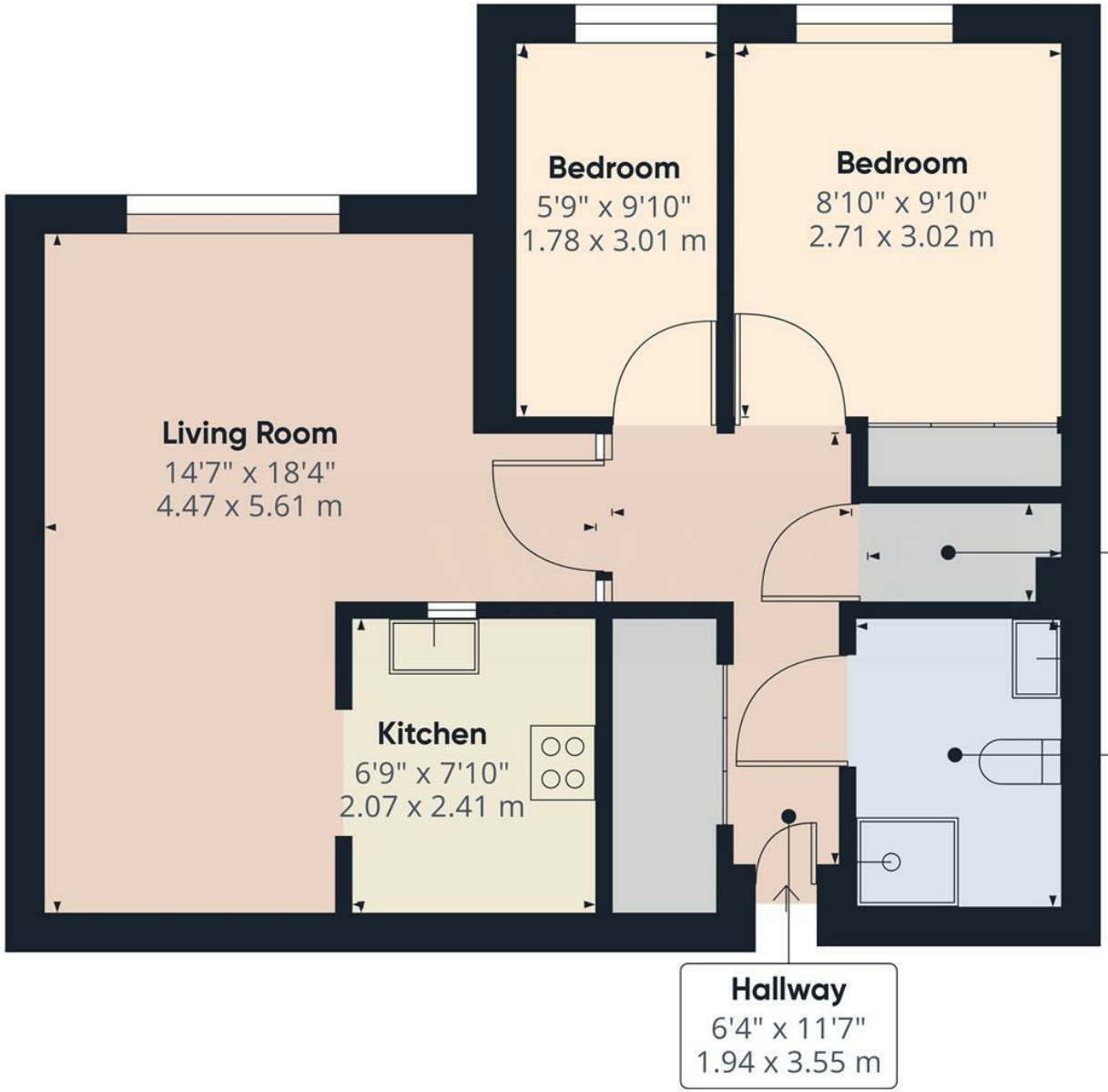


Approximate total area(1)

547.42 ft²

50.86 m²

(1) Excluding balconies and terraces

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

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