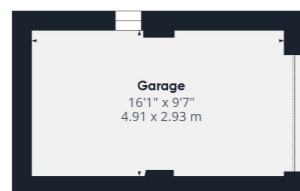


Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
824.29 ft²
76.58 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.

GIRAFFE360



Asking Price
£232,000

**4 Mill Rise,
Driffield, YO25 5BL**



SERVICES

Understood to all be connected to mains. Mains gas, water and electric..

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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 valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 4'11 (1.50m) x 13'4 (4.08m)

Spacious entrance hall with door to the side aspect, coving, inset spotlights, built in storage cupboard housing the boiler, laminated flooring, radiator and power points. There is also access to the loft.

LOUNGE- 16'8 (5.10m) x 10'11 (3.33m)

Generous and bright lounge with window to the front aspect, coving, inset spotlights, walls lights, feature fireplace with tiled hearth, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 18'4 (5.59m) x 7'11 (2.43m)

Modern fitted kitchen with window to the front and side aspect, inset spotlights, tiled splash back, a range of contrasting coloured shaker style wall and base units, Farmhouse style one and a half sink with drainer unit, integrated dishwasher, integrated fridge/freezer, eye-level built in double oven, gas hob, extractor hood, laminated flooring, traditional radiator with towel rail and power points.

BEDROOM ONE- 12'11 (3.96m) x 9'5 (2.89m)

Double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 11'1 (3.39m) x 9'7 (2.93m)

Double bedroom with sliding doors to the rear aspect leading into the garden, coving, fitted carpets, radiator and power points.

SHOWER ROOM- 7'0 (2.14m) x 5'5 (1.67m)

Traditional style shower room with window to the side aspect, panelled ceiling with inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower cubicle with separate shower attachment, laminated flooring, traditional radiator with towel rail and extractor fan.

GARDEN

Easily maintained gardens which is mainly laid with patio, plant and shrub borders as well as access to the garage and parking.

GARAGE- 16'1 (4.91m) x 9'7 (2.93m)

Up and over door, power and lighting.

PARKING

Driveway with off-street parking for two cars, carport, and double cast iron gates.

4 Mill Rise, Driffield, YO25 5BL

DESCRIPTION

Sitting on a well proportioned size plot in one of the most popular residential areas, 4 Mill Rise is a two bedroom detached bungalow. The property offers spacious accommodation throughout and has been completely transformed to create a move in ready home. Having just undergone an extensive renovation significantly improving it to provide a modern and stylish look.

The property briefly comprises:- entrance hall, lounge, kitchen/dining room, two double bedrooms, shower room, rear garden, detached single garage, car port and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



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