



4 Mill Close
Driffield

YO25 5BJ

ASKING PRICE OF

£180,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



2



1



1



Garage, Off
Road Parking



Gas Central Heating

4 Mill Close, Driffield, YO25 5BJ

Located in a prime residential area close to York Road in a cul-de-sac setting this is a substantial two bedroom detached bungalow situated within convenient access of Driffield town centre, the local bus service and the wider road network. The property is centrally heated and double glazed throughout and the accommodation includes front facing lounge, good-sized kitchen, two rear facing bedrooms and bathroom.

To the rear is an enclosed area of garden. There is a single garage plus long drive having provision for several vehicles.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, M&Co, 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.



Accommodation

ENTRANCE HALL

Radiator. Access to loft and built-in airing cupboard.

SITTING ROOM

18' 0" x 10' 9" (5.49m x 3.28m)

With electric coal effect fire within a modern surround.

Radiator. Front facing window and covered ceiling.

Glazed doors leading into:

DINING KITCHEN

18' 8" x 8' 5" (5.69m x 2.57m)

Built-in range of kitchen units including base and wall mounted cupboards along with co-ordinating worktops. Inset stainless steel sink with base cupboard beneath and single drainer. Tiled splashbacks. Built-in electric oven plus four ring ceramic hob. Radiator. Front facing window.

BEDROOM 1

12' 9" x 9' 4" (3.89m x 2.84m)

A rear facing room. Radiator.

BEDROOM 2

13' 0" x 9' 4" (3.96m x 2.84m)

A rear facing room. Built-in wardrobes and cupboards.

Radiator.

BATHROOM

With pale pink suite comprising panelled bath, pedestal wash basin and low-level WC. Fully tiled walls. Radiator.

OUTSIDE

The property stands back from the road behind a gravelled frontage with a paved drive which leads to a single garage. To the rear is an enclosed area of patio garden with side borders and gravel.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 63 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 uPVC sealed unit double glazing throughout.



TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

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.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years' experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

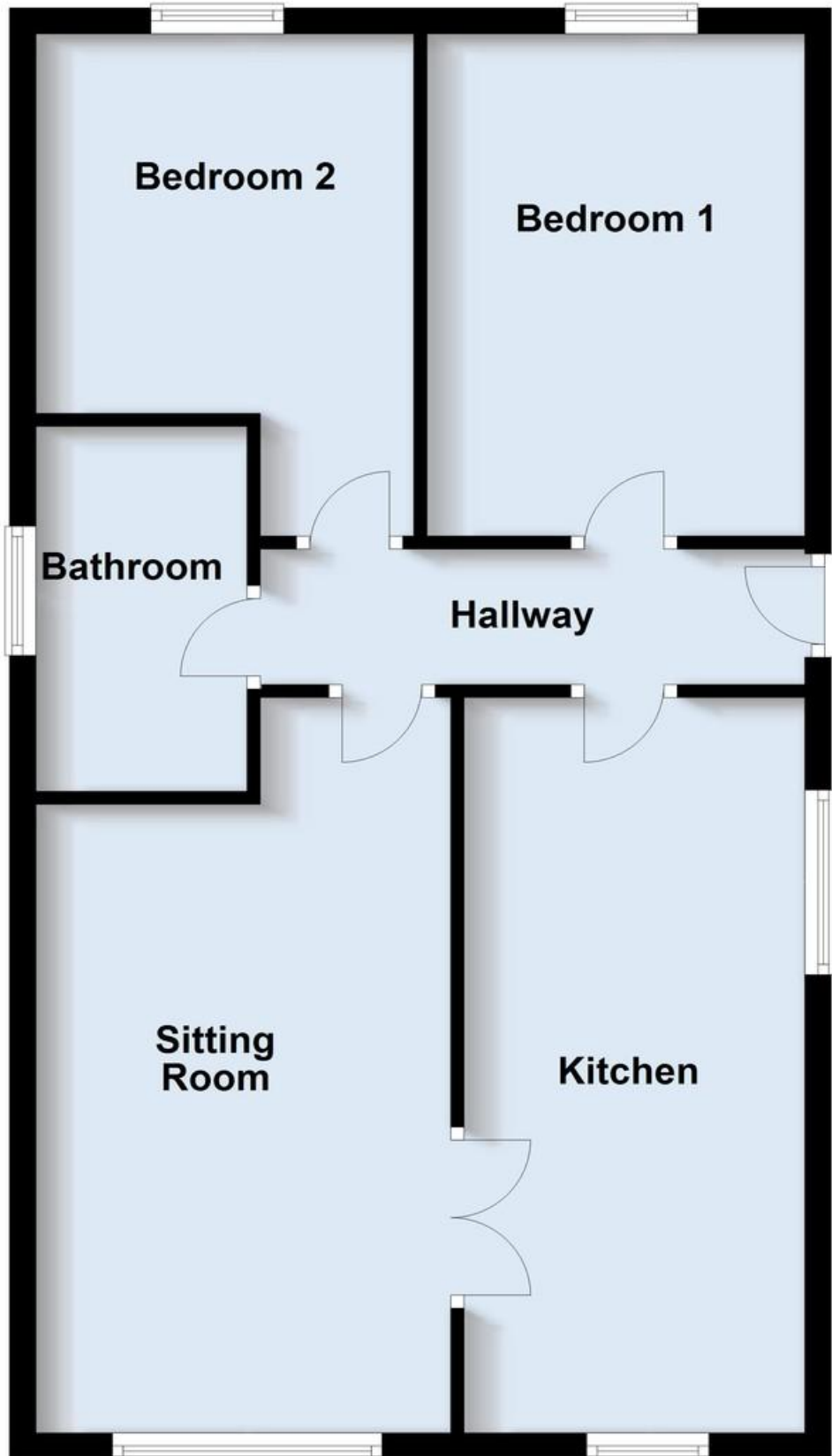
VIEWING

Strictly by appointment (01377) 253456.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 63 sq m






Ground Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

-  **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
-  **Dedicated Teams**
Experienced sales teams who live locally and know the area.
-  **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
-  **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
-  **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations