



128 Mill Falls  
Driffield

YO25 5BA

ASKING PRICE OF

**£265,000**

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden by night



3



1



1



Garage & off-road parking



Gas Central Heating

## 128 Mill Falls, Drifffield, YO25 5BA

**Offered for sale at a competitive price**, this is an established detached bungalow located within a popular and quiet residential setting comprising predominantly bungalows. The accommodation on offer internally is well appointed and includes three good sized bedrooms as well as spacious lounge and well fitted kitchen plus bathroom and separate WC. The property also benefits from a conservatory overlooking a Japanese inspired area of garden.

**Having been constructed by local developers Wm E Naylor, this bungalow has been well maintained and improved further by the vendors and its reluctant sale will be to the new owners advantage!**

### DRIFFIELD

Drifffield 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, Iceland, Boyes, Peacocks, 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.





Hallway



Kitchen



Kitchen



Lounge

## Accommodation

### ENTRANCE HALL

Radiator.

### KITCHEN

14' 9" x 9' 6" (4.52m x 2.91m)

Extensively fitted along three walls with a modern kitchen featuring base, drawer and wall units along with co-ordinating worktops. Integrated double oven and microwave plus hob and extractor over. One and a half bowl stainless steel sink with mixer tap. Space and plumbing for automatic washing machine. Space for a fridge freezer.

### LOUNGE

16' 8" x 13' 3" (5.1m x 4.04m)

With front facing window along with side arched window. Modern fireplace with fire in situ and concealed safe. Coved ceiling.

### BEDROOM 1

9' 7" x 8' 11" (2.94m x 2.74m)

With rear facing window. Built in range of furniture including wardrobes, dressing area and drawers. Radiator.

### BEDROOM 2

10' 11" x 7' 10" (3.34m x 2.39m)

With rear facing door leading into the conservatory. Double panelled radiator.

### BEDROOM 3

10' 11" x 9' 8" (3.34m x 2.95m)

With side window. Radiator.

### SHOWER ROOM

With shower enclosure having an electric shower. Co-ordinating wash hand basin and heated towel radiator.

### SEPARATE WC

With low level WC. Radiator.

### CONSERVATORY

Accessible from bedroom two and having a further door leading out onto the garden.

### OUTSIDE

The property stands back from the road behind its own front garden. There is a wide side drive which leads to a single garage which has the benefit of electric remote-controlled doors.

To the rear of the property is a delightful area of garden with Japanese inspiration. There is also a decked area to the rear of the garage.



Bedroom 1



Bedroom 2



Bedroom 3



Shower Room

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 80 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 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

Band D.

### ENERGY PERFORMANCE CERTIFICATE

Rating 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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

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 with Ulyyotts.  
Regulated by RICS





Conservatory



Garden



Garden



Rear Elevation



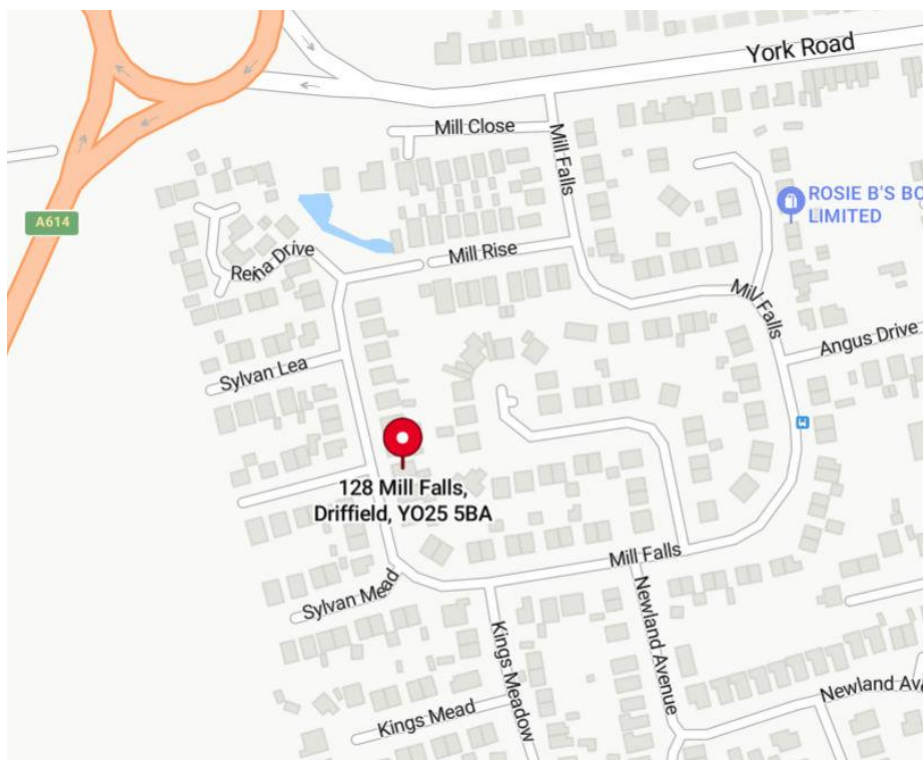
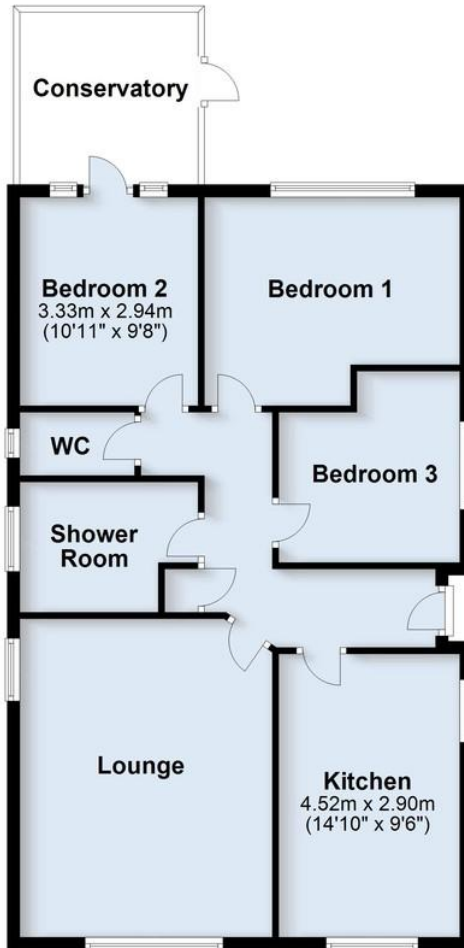
Side drive and single garage



The stated EPC floor area, (which may exclude conservatories),  
is approximately 80 sq m

### Ground Floor

Approx. 82.8 sq. metres (891.5 sq. feet)



# Why Choose Ulllyotts?



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**We will never be  
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Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
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