



96 Mill Falls
Drifffield
YO25 5BA

ASKING PRICE OF

£280,000

3 Bedroom Detached Bungalow



Garden



3



1



1



Garage & Off
Road Parking



Gas Central Heating

96 Mill Falls, Driffield, YO25 5BA

This is a delightfully presented detached bungalow located on a good-sized corner plot which enjoys generous gardens to the front, side and rear, along with additional features such as summerhouse, patios etc. There is also vehicle access which leads to a single garage.

The accommodation itself is exceptional throughout and features a modern well fitted kitchen together with a range of integrated appliances, spacious lounge, the versatility of three bedrooms (one of which could be utilised as a dining room as it is now), and another could very easily become a rear facing snug, perfectly located to enjoy the garden.

The bathroom is also fitted to an exceptional standard, however, perhaps the main feature of this property setting it aside from its contemporaries, is the garden - featuring a wealth of established areas extending from the front, to the side and to the rear. The garden also features a summerhouse.

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, 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.



Lounge



Kitchen



Kitchen



Shower Room

Accommodation

ENTRANCE HALL

Fabulously welcoming and being light and airy. Range of attractive oak finished panelled doors leading off to all rooms. Radiator.

LOUNGE

18' 8" x 11' 11" (5.71m x 3.65m)

With front and side windows and featuring a fire surround housing a flame effect fire. Coved ceiling. Radiator.

KITCHEN

13' 7" x 9' 4" (4.15m x 2.86m)

With front facing window and being fitted with a modern range of kitchen units featuring pale grey gloss doors with chrome handles and a contrasting worktop. One and a half bowl stainless steel sink with mixer tap, integrated electric oven and grill plus separate hob with extractor over. Space and plumbing for automatic washing machine and dryer. Space and provision for a fridge/freezer and wood effect laminate flooring. Door leading out to the exterior.

SHOWER ROOM

With suite comprising Quadrant shower enclosure along with wall hung vanity wash hand basin and low level WC. Fully tiled walls and panelled ceiling. Inset ceiling lighting. Radiator.

BEDROOM 1

11' 10" x 8' 11" (3.63m x 2.74m)

With attractive French doors leading out onto the rear garden plus side bay. Wood effect laminate flooring plus coved ceiling.

BEDROOM 3/DINING ROOM

9' 3" x 8' 5" (2.83m x 2.57m)

Offering huge versatility and having a side window overlooking the garden. Coved ceiling. Radiator.

BEDROOM 2

11' 10" x 9' 4" (3.61m x 2.86m)

With front facing window and coved ceiling. Radiator.

OUTSIDE

The property enjoys a really attractive plot. There is a gated vehicle access leading to a concrete drive which in turn leads to a covered area which the vendors use for sheltered seating and a timber storage area which gives way to a single garage.

The rear garden is very established including lawned areas with side planted borders, gravelled beds, rockery, patio, summerhouse and greenhouse.



Bedroom 1



Bedroom 2



Bedroom 3



Garden & Summerhouse

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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 C.

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.

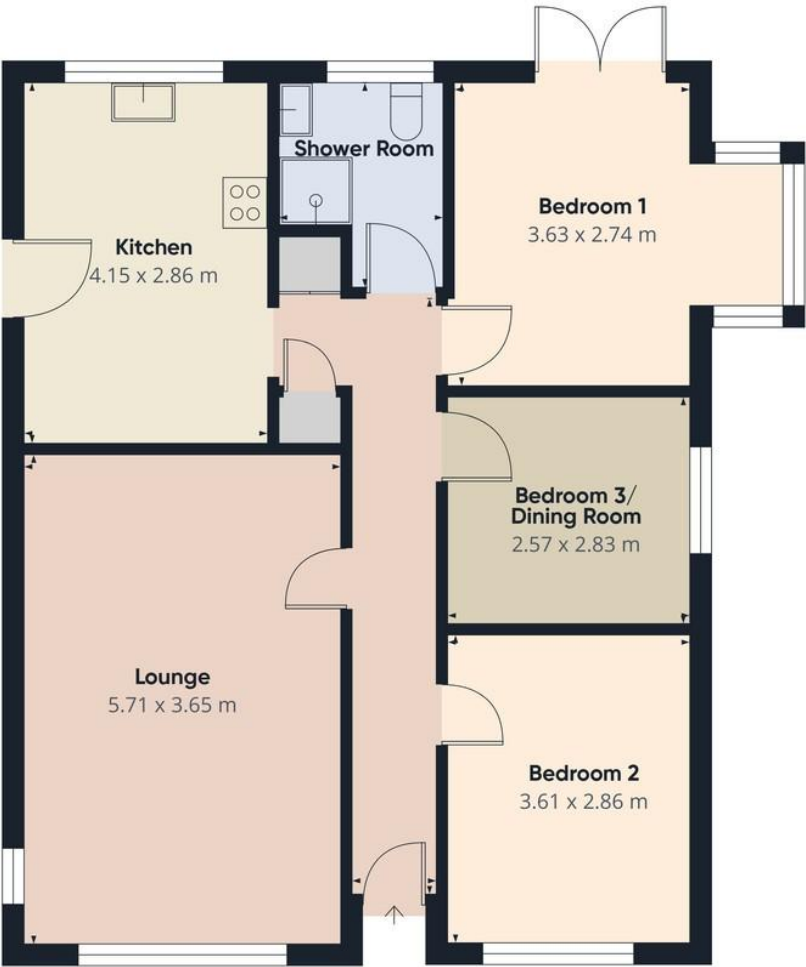
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The floor area is approximately 77 sq m



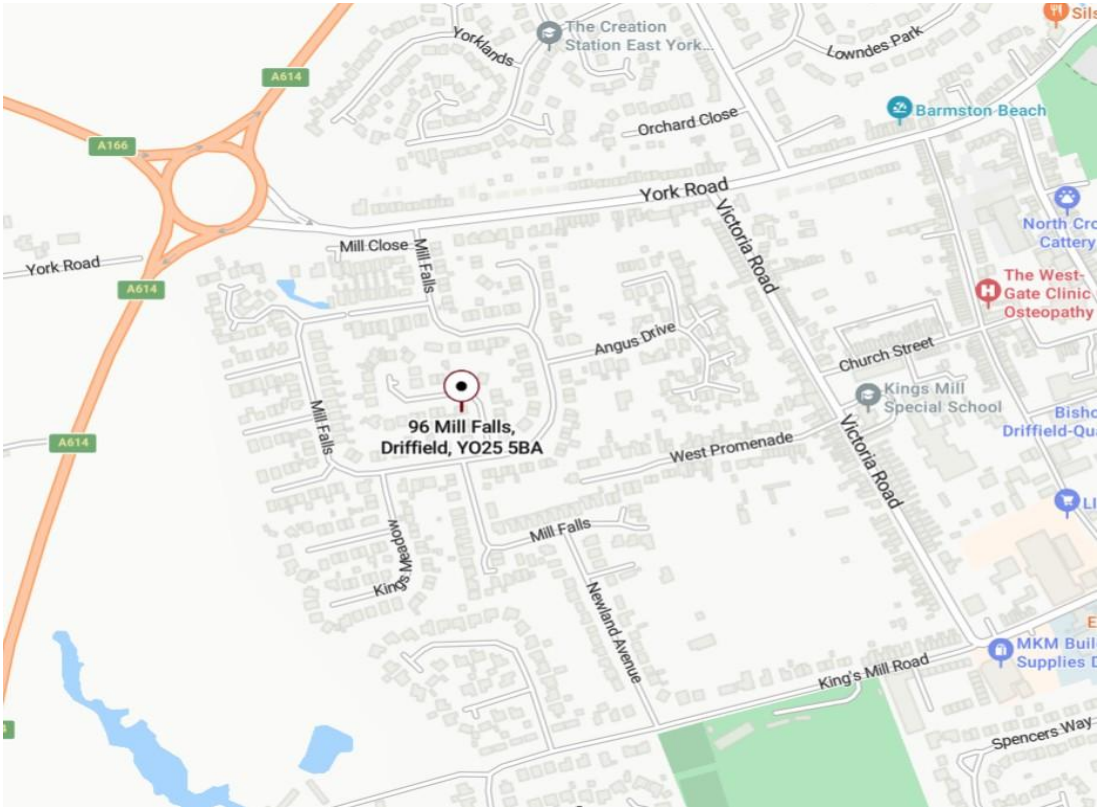
Ulllyotts
Estate Agents

Approximate total area⁽¹⁾
77 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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