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2 Bedroom Bungalow - Detached for Sale £220,000

8 Mill Rise, Driffield, YO25 5BL



# **KEY FEATURES**

NO CHAIN: VACANT POSSESSION
 2 DOUBLE BEDROOMS, 1 WITH FITTED WARDROBES
 BATHROOM WITH WALK-IN
 SHOWER
 GAS CENTRAL HEATING
 LARGE LOUNGE OPENING TO A DINING AREA
 FITTED KITCHEN
 SOUGHT-AFTER, QUIET
 LOCATION, WEST OF TOWN CENTRE
 CLOSE TO ROAD LINKS FOR A614 AND A166
 POPULAR MARKET TOWN WITH EASY ACCESS
 TO BRIDLINGTON, BEVERLEY, HULL AND YORK VIA ROAD OR RAIL
 SEPARATE BRICK-BUILT GARAGE

Nestled in the charming area of Mill Rise, Driffield, this delightful detached bungalow offers a perfect blend of comfort and convenience. With a well-thought-out layout spanning approximately 652 square feet, this property is ideal for those seeking a low-maintenance home.

Mill Rise is a lovely location, offering a sense of community while being conveniently close to local amenities. Whether you are looking to downsize, seeking a first home, or simply desiring a tranquil living environment, this bungalow presents an excellent opportunity.

Do not miss the chance to make this charming property your own.

The property has well - maintained gardens to the front and rear and a driveway with parking for at least 2 vehicles, leading to a separate brick-built garage with an electric door. The entrance hallway leads to a fitted kitchen with an electric oven and gas hob which has a serving hatch opening to the dining area situated off the large lounge with a feature fireplace. The property has 2 double bedrooms, 1 with fitted furniture and a modern bathroom with a walk-in electric shower.

### Driffield

Driffield is a sought-after, picturesque, market town located at the head of the rolling East Yorkshire wolds. The residential town offers a wide range of amenities including 2 doctors surgeries, 2 dental surgeries, independent retail stores, cafes and restaurants as well as chain stores including, Boots, WH Smith, Tesco and Lidl. There are 2 primary schools as well as a popular secondary school. The East Yorkshire coast is just a 25 minute drive away and the area is surrounded by multiple pretty wolds' villages including: Hutton Cranswick, Wetwang, Sledmere and Burton Agnes, which are easily reached by car or even cycle. Cycling is a popular activity in the area owing to the many nearby quiet country roads, for example, the close-by Skerne Road which leads to Wansford. Driffield show ground - where an annual agricultural show is held as well as other local events - is just a 20 minute walk away and the town centre can be reached in approximately 12 minutes by

The home is conveniently located not far from the A614 Beverley road (Beverley 12 miles) and a 20 minute's walk, to the town's small railway station on the East Yorkshire coast line stopping at towns and villages between Hull and Scarborough. The property also is close to access roads to East and North Yorkshire's other main towns: Scarborough 22 miles, Bridlington 13 miles and Hornsea 16 miles. The city of York is 30 miles away and Hull is within 22 miles distance.

### Hallway

Built-in cupboard with gas central heating boiler - Fitted carpet - Loft access

### Kitchen

9'10" x 7'10"

Fitted base and eye-level units - Roll-over worktops - Gas hob - Electric extractor hood - Electric cooker - Space and plumbing for washing machine - Laminate flooring - Serving hatch to the dining area - Stainless steel drainer sink with chrome mixer tap - Radiator - Aspect to the side









# Reception room / Lounge

16'8" x 10'11"

Large light and airy room - Fitted carpet - Coal effect gas fire - Wood surround and marble effect back and hearth - Floor to ceiling window overlooking the front garden - Radiator - Coving - Opening to dining area

# **Dining Area**

8'3" x 7'11"

Laminate flooring - Radiator - Window with aspect to the front

# Bedroom 1

12'10" x 9'5"

Fitted wardrobes with matching drawers - Fitted carpet - Aspect to the rear garden shot- Coving - Radiator

### **Bathroom**

6'10" x 5'4"

Tiled walls -Walk-in double shower with wet board wall panels -Electric shower - Glass shower screen - Low flush WC - Pedastal sink - Radiator - Extractor fan - Aspect to the side

# Bedroom 2

10'11" x 9'5"

Small double room - Fitted carpet - Aspect to the rear - Coving

### Extra details

White interior doors Gas central heating

### Garage

17'11" x 9'11"

Separate brick built - Electric door

### Gardens

Front

Lawn - Planted border - Concrete driveway - Pavers - Wrought iron double gates

Side

Concrete driveway to single garage - Lap fencing

Rear

Lawn - Planted borders - Vertical panel fencing to rear - Paved areas

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Floor plans

Listing on major websites including Rightmove, Zoopla and On the









Market
Regular use of social media especially Facebook and Instagram
Accompanied viewings for your buyers
An Open House event when appropriate
Regular contact
Thorough, attentive, sales progression once a buyer has been for

Thorough, attentive, sales progression once a buyer has been found
Negotiations and advice regarding future purchases / rentals of properties
A 24/7 answering service to ensure no leads are missed

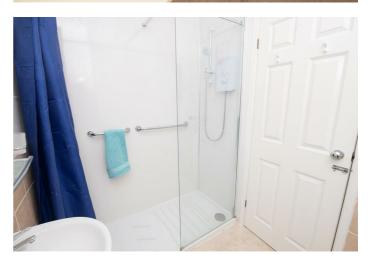












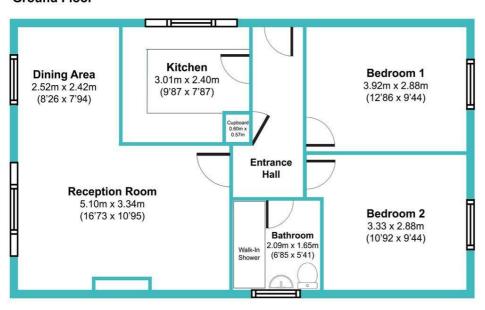




Approximate Gross Internal Floor Area 60.59 Sq Metres / 652.18 Sq Feet (Not including Garage) 77.22 Sq Metres / 831.18 Sq Feet (Including Garage)

**Garage** 5.47m x 3.04m (17'94 x 9'97)

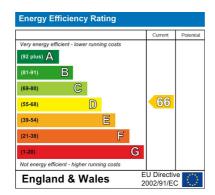
# **Ground Floor**



**Disclaimer:** Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.







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