



34 Mill Falls  
Driffield

YO25 5BA

ASKING PRICE OF

**£165,000**

**2 Bedroom Semi-Detached Bungalow**



Rear Garden



2



1



1



Garage & Off  
Road Parking



Electric Storage Heating

## 34 Mill Falls, Driffield, YO25 5BA

An established semi-detached bungalow located within a popular and sought after residential development. The property is in need of general modernisation and upgrading, however, does benefit from recent uPVC double glazing throughout.

Works required would include a comprehensive re-decoration to include floor coverings, optional new internal doors, new kitchen and bathroom plus the installation of a new central heating system.

Undoubtedly, the sale of this property provides the buyers with huge scope to create a truly superb home embellished by what is a delightful garden to the rear.

There is off-street parking by way of a side drive which leads to a brick built garage.

### 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.



Kitchen



Lounge



Bedroom 1



Bedroom 2

## Accommodation

### ENTRANCE HALL

8' 3" x 3' 2" (2.54m x 0.99m)

With electric storage heater.

### LOUNGE

15' 8" x 11' 9" (4.78m x 3.59m)

This is a rear facing room offering delightful views over the garden. As such, there is a huge potential to install French doors, or similar, to the rear wall allowing direct access to the exterior. Tiled fire surround with electric fire in situ.

### KITCHEN

11' 9" x 8' 2" (3.60m x 2.51m)

With rear facing window and fitted with a basic range of kitchen units incorporating sink, built in additional cupboards housing the hot water cylinder. Serving hatch into the lounge.

### BEDROOM 1

12' 9" x 10' 10" (3.91m x 3.32m)

With front facing window.

### BEDROOM 2

9' 2" x 9' 1" (2.80m x 2.79m)

With front facing window and electric storage heater in situ.

### BATHROOM

6' 3" x 5' 5" (1.91m x 1.67m)

With suite comprising panelled bath, pedestal wash hand basin and low level WC. There is a shower above the bath with a curtain. Side opaque glass window.

### OUTSIDE

The property stands back from the road behind its own front garden which is predominantly gravelled. There is a gravelled drive with concrete path leading to the entrance to the bungalow and the drive leads to a single detached brick built garage.

A particular feature of this property is the rear garden which is very attractive comprising lawn with side borders plus mature beds.

### GARAGE

With up and over door to the front and side personal door. Electric power and lighting.

### CENTRAL HEATING

Provided by the occasional electric storage heaters in some rooms only.



Bathroom



Rear Garden

### **DOUBLE GLAZING**

UPVC double glazing throughout.

### **TENURE**

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

### **SERVICES**

Mains water, electricity and drainage. Gas is available in the street.

### **COUNCIL TAX**

Band B.

### **ENERGY PERFORMANCE CERTIFICATE**

Rating (awaiting assessment).

### **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.

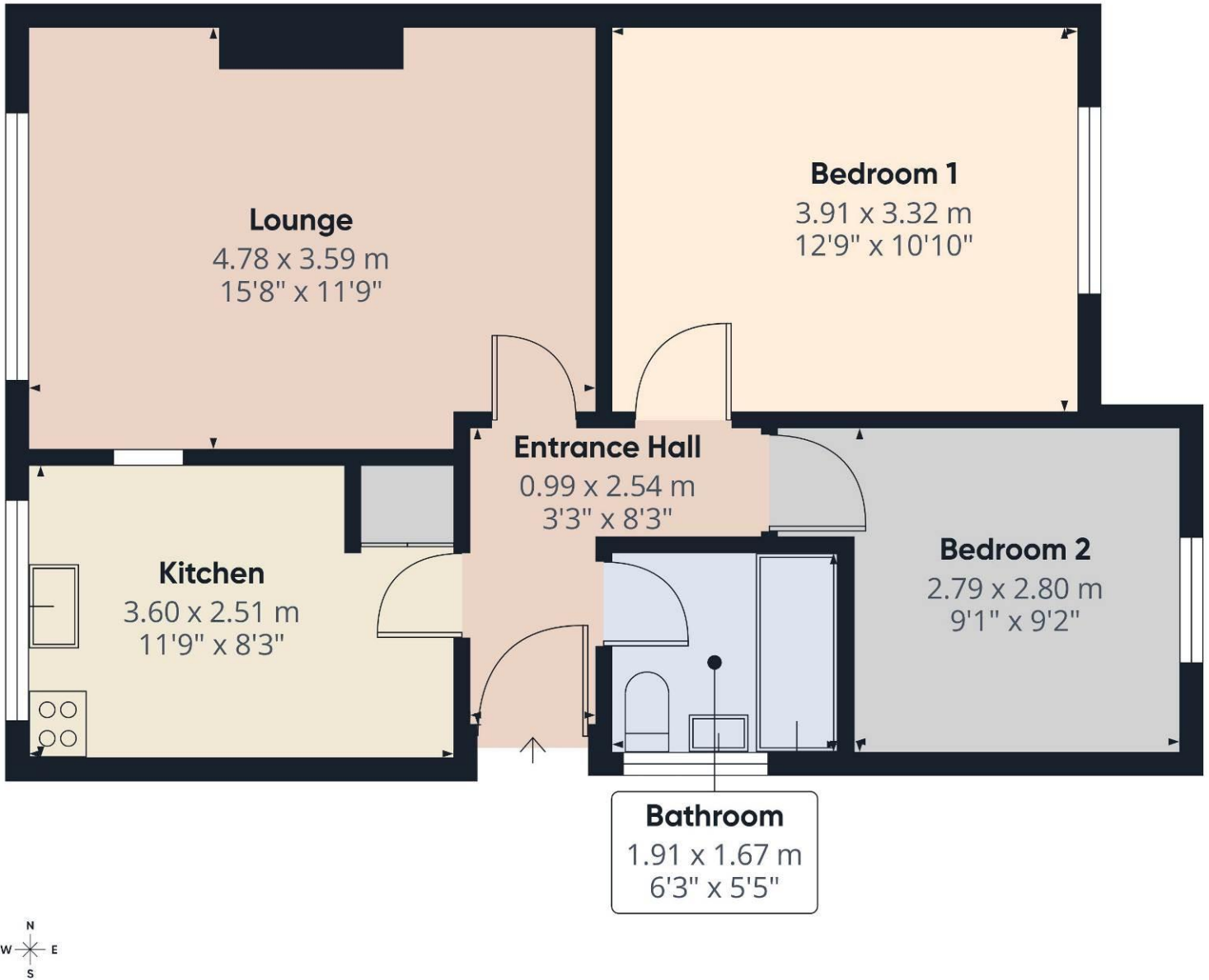
Floor plans are for illustrative purposes only.

### **VIEWING**

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 54 sq m (582 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Fororns

vgate Farm

34 Mill Falls

DRIFFIELD

The Beck

Driffild

Driffild Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION



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