



Approximate total area¹⁾
572 ft²
53.2 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



Guide Price
£179,950

64 Mill Falls,
Driffield, YO25 5BA



SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 3'2 (0.98m) x 9'6 (2.91m)

Door to the side aspect, fitted carpets, telephone point and power points. There is also access to the loft which houses the gas combi boiler.

LOUNGE- 11'10 (3.63m) x 15'10 (4.84m)

Spacious lounge with window to the front aspect, coving, gas fireplace with surround and hearth, built in shelving, fitted carpets, radiator, TV point and power points.

KITCHEN- 8'2 (2.49m) x 10'0 (3.07m)

Window to the front aspect. coving, tiled splash back, a range of wall and base units, sink with drainer unit, integrated fridge, plumbing for washing machine, free standing oven with gas hob, extractor fan, vinyl flooring and power points.

BEDROOM ONE- 10'10 (3.32m) x 13'2 (4.01m)

Double bedroom with window to the rear aspect, built in wardrobes and storage cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 9'3 (2.82m) x 8'9 (2.69m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

SHOWER ROOM- 5'6 (1.70m) x 5'10 (1.79m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, vinyl flooring, radiator and shaving point.

GARDEN

North facing garden which has been well maintained and is mainly laid with lawn, patio area, planted mature trees and shrubs, timber fencing throughout and side access.

GARAGE

Double door to the front aspect, window to the side aspect, power and lighting.

PARKING

Gated off street parking for multiple cars.

**64 Mill Falls,
Driffield, YO25 5BA**

Brought to the market with no onward chain, 64 Mill Falls is a well presented two bedroom semi-detached bungalow, located in one of the most sought after areas of Driffield. With its close proximity to the local town centre, the property offers further scope to for any potential buyer to make it their own and boasts ample space both inside and out.

The property briefly comprises:- entrance hall, lounge, kitchen, two bedrooms, shower room, rear garden, detached garage and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

