

FREEHOLD





Bungalow - Semi Detached (EPC Rating: C)

20 MILL FALLS, DRIFFIELD, YO25 5BA

Offers Over

£230,000

FEATURES

- Rear Extension with Skylight
- Cosy living room
- Quiet neighbourhood
- Open Plan Kitchen Diner
- Off-street parking
- Easy access to transport

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2 Bedroom Bungalow - Semi Detached located in Driffield

Kitchen

This welcoming kitchen features a charming mix of traditional and contemporary design elements. Cream cabinets with simple knobs provide ample storage, while white countertops create a clean and bright workspace. The walls are painted a calming blue, adding a splash of colour without overwhelming the space. Modern appliances include a built-in oven and a gas hob with an extractor fan above. A large window floods the room with natural light and offers views of the garden, complemented by a skylight that further brightens the dining area, which comfortably seats four. The kitchen also benefits from direct access to an adjoining reception room through sliding doors, enhancing the sense of space and flow.

Living Room

This cosy reception room is a perfect space to relax and entertain. It features a neutral carpeted floor and a soft colour palette accented with a feature wall covered in subtle floral patterned wallpaper. The room centres around a traditional fireplace with a mantel, creating a warm focal point. Ample natural light streams in through a large sliding glass door that opens onto the garden, providing a lovely view and easy access to the outdoors.

Bedroom 1

The main bedroom offers a peaceful retreat with a spacious feel. It benefits from a large window dressed with cream curtains and blinds, allowing for plenty of daylight. The room features a neutral carpet and a built-in wardrobe with sliding doors provides practical storage without encroaching on the space.

Bedroom 2

This well-proportioned second bedroom is simply styled for comfort and flexibility. It features a calm, neutral décor with carpeted flooring and a sizeable window that allows natural light to fill the space. The room has space for a double bed and furniture such as a chest of drawers or bedside table, making it ideal as a guest room, children's room, or study.

Bathroom

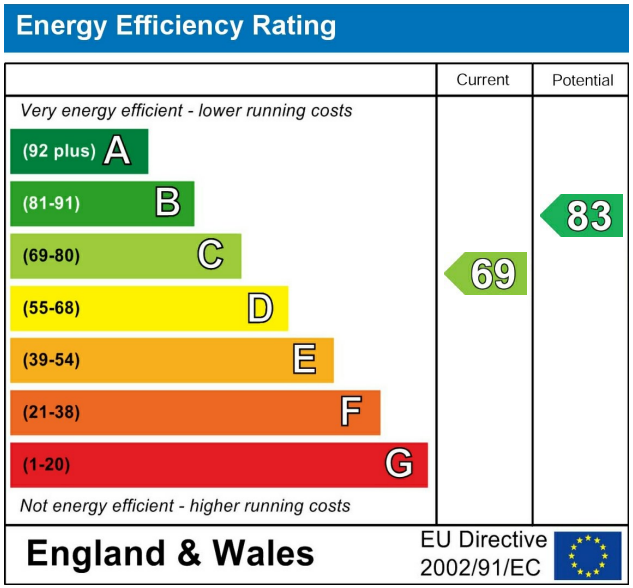
The bathroom is fitted with contemporary fixtures and a neutral tile scheme that creates a clean and fresh look. It includes a white bath with a glass shower screen and a wall-mounted shower. A vanity unit with storage houses the basin, while a WC is positioned alongside. A frosted window allows natural light in while maintaining privacy, and a heated towel rail adds a touch of comfort.

Hallway

The entrance hallway has a welcoming atmosphere with neutral décor and carpeting underfoot. It features a modern front door with decorative glass panels that let in light, while internal doors lead to the kitchen and further into the home, providing a smooth flow through the property.

Rear Garden

Outside, the rear garden offers an attractive and private space perfect for relaxing and enjoying the outdoors. It features a neatly maintained lawn bordered by established plants and shrubs. A paved patio area is ideal for outdoor seating and dining. The garden benefits from surrounding fencing and hedging, which create a sense of seclusion and security.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
83
England & Wales
EU Directive 2002/91/EC

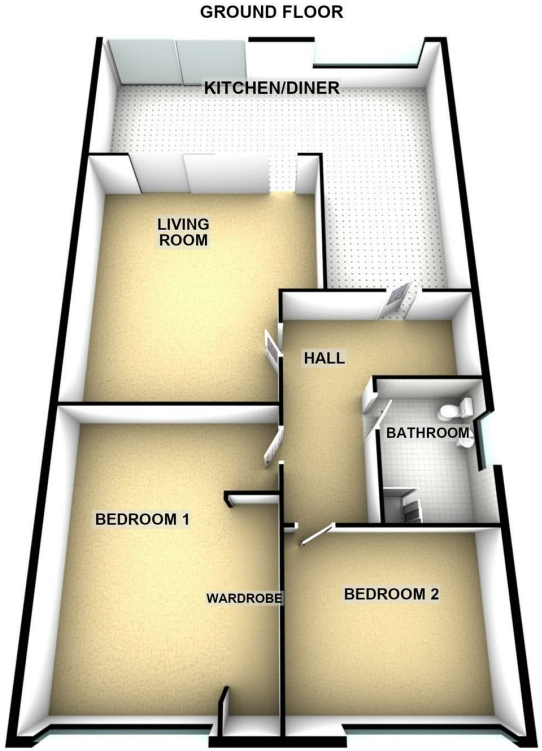












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01262 672110

info@cranswicks.com
www.cranswicks.com

Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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