



6 Mill Falls
Drifffield
YO25 5BA

ASKING PRICE OF

£175,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



Off road
parking



Gas Central Heating

6 Mill Falls, Driffield, YO25 5BA

An **EXCELLENT ESTABLISHED BUNGALOW** within a popular area of **Driffield**, convenient for access into the town centre as well as surrounding vicinity including the picturesque Kings Mill and pretty village of Little Driffield. The front lounge is literally flooded with light from a large picture window on the front elevation, a perfect place to watch the world go by! The kitchen is fitted and includes a range of integrated appliances and beyond the kitchen is a useful porch.

Both bedrooms have fitted wardrobes and there is also a modern shower room.

Externally there is a front forecourt plus side drive leading to a single garage. To the rear of the property is an enclosed area of patio style garden that is secure and, therefore, may well appeal to dog owners.

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



Porch



Bedroom 1

Accommodation

SIDE ACCESS TO:

ENTRANCE HALL

Radiator.

LOUNGE

17' 9" x 10' 4" (5.43m x 3.15m)

With large front facing picture window plus additional side window, wall mounted fire surround and coved ceiling.

Radiator.

KITCHEN

9' 10" x 7' 11" (3m x 2.42m)

With fitted range of kitchen units finished with white panelled doors and a granite effect worktop. Inset sink with mixer tap and integrated appliances including electric oven and electric hob with extractor over. Concealed boiler, radiator and space and plumbing for automatic washing machine.

Door leading into:

PORCH

8' 7" x 6' 9" (2.64m x 2.07m)

With views onto the garden.

BEDROOM 1

11' 3" x 9' 11" (3.45m x 3.03m)

With rear facing window plus built in range of wardrobes.

Radiator.

BEDROOM 2

9' 1" x 7' 2" (2.79m x 2.2m)

With front facing window and built-in range of wardrobes.

Radiator.

SHOWER ROOM

With Quadrant shower enclosure, low-level WC and pedestal wash hand basin. Half tiled walls with full tiling around the shower. Radiator.

OUTSIDE

The property is set back from the road behind a gravelled front forecourt. There is a block paved drive which leads to a single garage.

To the rear of the property is an enclosed area of patio style garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 49 square metres.



Bedroom 2



Shower Room



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

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

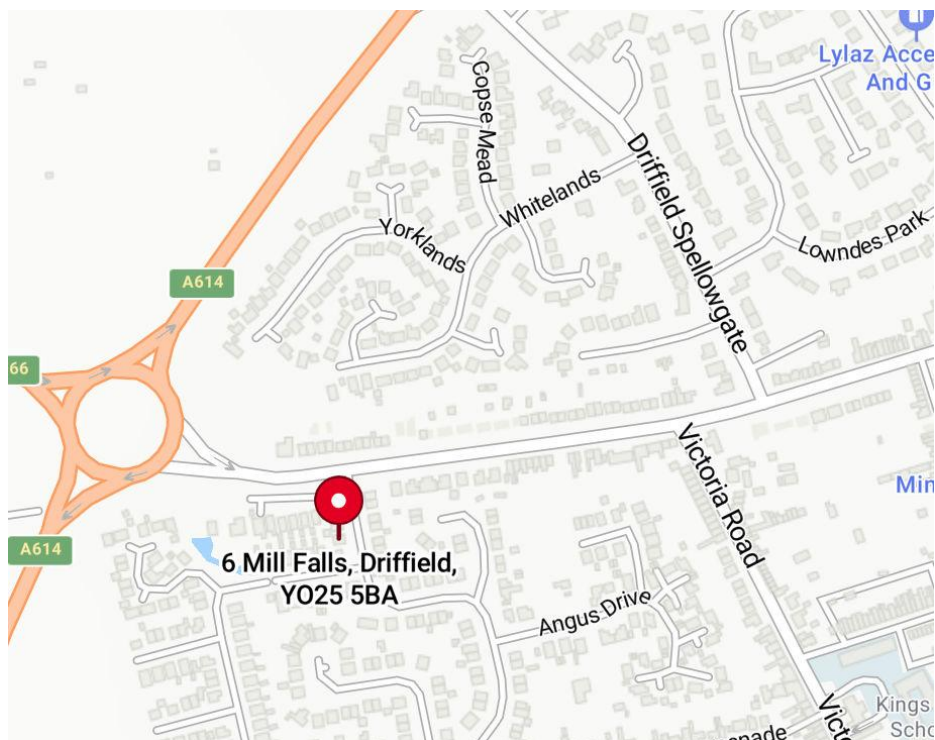
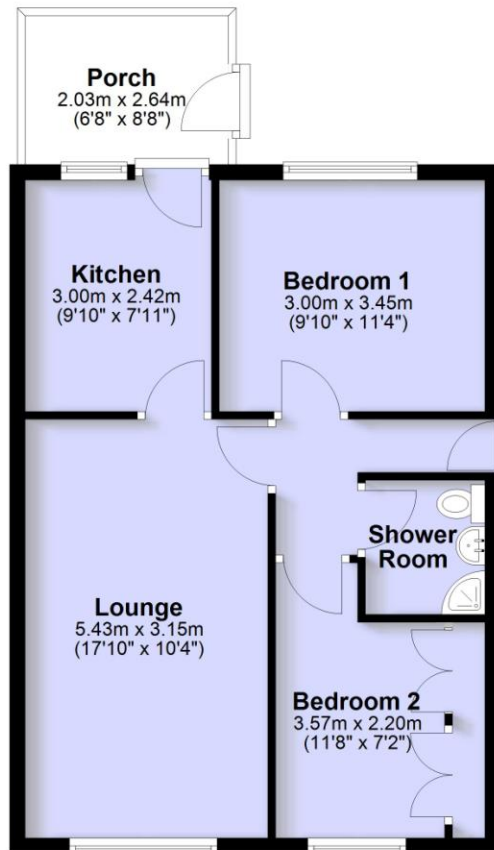
Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from 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.
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 49 sq m

Ground Floor



Why Choose Ulllyotts?



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- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

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