



Approximate total area⁽¹⁾
619 ft²
57.4 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
£185,000

11 Mill Rise,
Driffield, YO25 5BL



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'.

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 PORCH- 5'1 (1.57m) x 3'5 (1.05m)

Composite door to the front aspect, recessed door matt and radiator.

LOUNGE- 16'10 (5.14m) x 11'2 (3.43m)

Sizable living area with large window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

HALLWAY- 3'2 (0.98m) x 16'0 (4.89m)

Built in storage cupboard, fitted carpets and power points. There is also access to the loft space.

KITCHEN- 8'5 (2.58m) x 12'6 (3.81m)

Door and window to the side aspect, inset spotlights, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, oven, gas hob, extractor hood, laminated flooring, radiator and power points.

BEDROOM ONE- 9'6 (2.90m) x 12'1 (3.69m)

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

BEDROOM TWO- 6'11 (2.11m) x 12'1 (3.70m)

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

BATHROOM- 4'7 (1.42m) x 8'5 (2.58m)

Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower cubicle, vinyl flooring, extractor fan and shaving point.

GARDEN

South facing garden which is mainly laid with lawn, patio area to the immediate rear of the property, garden storage shed, timber fencing and gated side access.

PARKING

Off street parking for two cars.

11 Mill Rise, Driffield, YO25 5BL

DESCRIPTION

Brought to the market in immaculate condition, 11 Mill Rise is a beautifully presented two bedroom semi-detached bungalow. The property benefits from spacious accommodation throughout whilst boasting a private South facing garden which is perfect for enjoying the sunshine all day. Situated in a highly sought-after location, the property is conveniently close to the local town centre, offering easy access to shops and amenities.

The property briefly comprises:- entrance porch, lounge, hallway leading to the kitchen, two double bedroom and bathroom. There is a rear garden with off street parking to the front of the property.

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.



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