



106 Mill Falls
Driffield
YO25 5BA

ASKING PRICE OF

£190,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



106 Mill Falls, Drifffield, YO25 5BA

A very smartly presented semi-detached bungalow which is ready for immediate occupancy and is located within a popular residential area of Drifffield. The bungalow provides 2 bedroom accommodation which is well maintained and has benefitted from a recently fitted kitchen as well as bathroom which features a shower/bath.

There are front and rear gardens plus, in addition, the side drive is conveniently wider than normal and this leads to a single garage. The bungalow includes central heating and double glazing and an early inspection is thoroughly recommended.

Located within the popular Mill Falls area of Drifffield and being within a level walking distance of the town centre, this is a delightfully maintained semi-detached bungalow offering two bedroom accommodation in a move-into condition!

The bungalow is located on a good sized plot with gardens to the front and rear, the rear garden, in particular, being of

attractive proportion and being set out for external living. There is a side drive access, this being slightly wider than the norm and leads to a covered car port. In addition, there is also a single garage.

DRIFFIELD

Drifffield 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



Bedroom



Bedroom

Accommodation

ENTRANCE HALL

With access into all principal rooms. Radiator.

LOUNGE

16' 2" x 10' 10" (4.94m x 3.31m)

With attractive front facing window allowing plenty of natural light, coved ceiling and radiator.

KITCHEN

10' 0" x 8' 3" (3.06m x 2.53m)

Fully fitted with a range of modern kitchen units finished in cream comprising base, wall, and drawer units with worktops. One and a half bowl sink with base cupboard beneath, fitted appliances include electric oven and four ring gas hob with extractor over, integrated refrigerator and space and plumbing for automatic washing machine.

BEDROOM 1

13' 3" x 10' 10" (4.05m x 3.31m)

With rear facing window and coved ceiling. Radiator.

BEDROOM 2

9' 2" x 8' 4" (2.80m x 2.56m)

With rear facing window. Radiator.

BATHROOM

With feature shower style bath having an electric shower over, low level WC and vanity wash hand basin. Fully tiled walls and heated towel radiator.

OUTSIDE

The property is set back from the road behind an expanse of front garden which is partially gravelled and partially planted with mature shrubs. There is a concrete side drive which leads to a car port attached to the side of the bungalow. This in turn leads to a single garage.

To the rear of the property is an expanse of garden featuring paved patio, lawned area, summerhouse and shed. This is enclosed by a timber fence.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 58 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bathroom



Garden



Garden



Rear Elevation

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 B.

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.

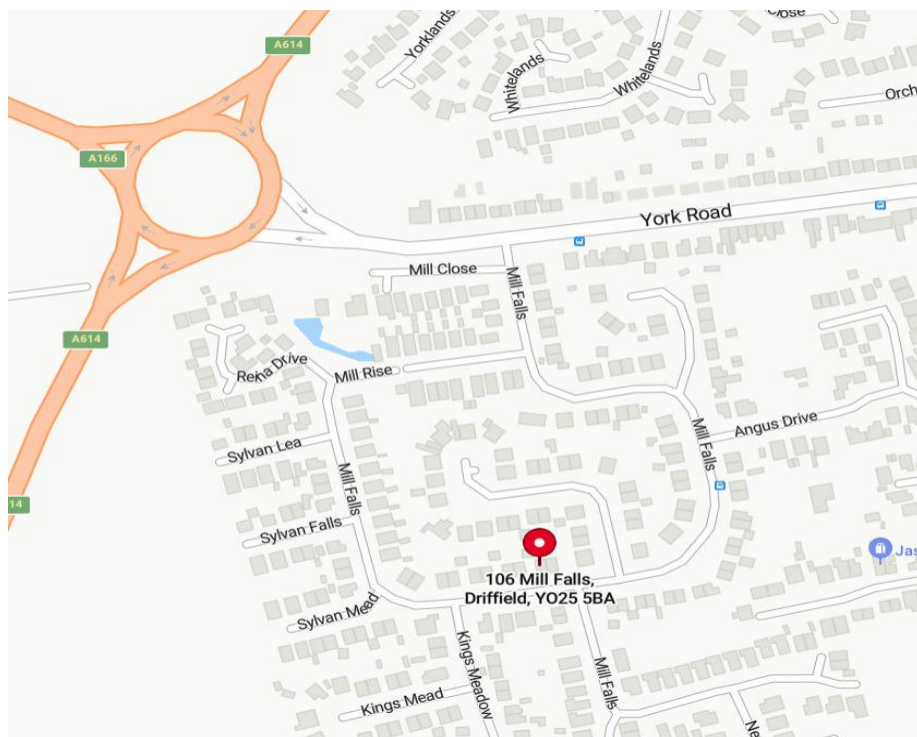
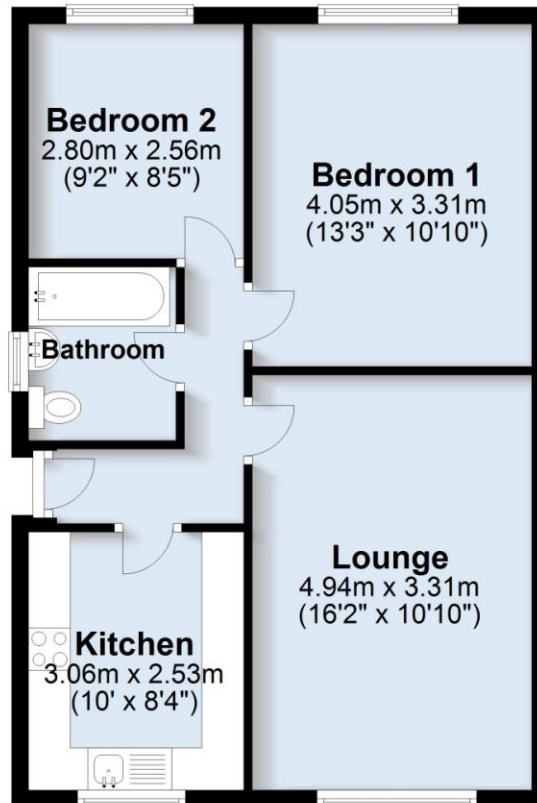
VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 58 sq m

Ground Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **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 ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations