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Chartered Surveyors

**66 Mill Falls
Driffield
YO25 5BA**

Great cul de sac setting
Spacious accommodation
3 Bedrooms

Off-street parking
Convenient to town
Brick built shed/workshop

**Asking Price Of:
£250,000**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

66 Mill Falls

Driffield

YO25 5BA



A delightful detached bungalow set within a very quiet part of Mill Falls which provides generously proportioned accommodation giving good versatility and including up to three bedrooms. The property is centrally heated and double glazed throughout and provides off-street parking together with single garage. Mill Falls is a lovely development, within convenient access of the town centre.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country.

A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

FRONT ENTRANCE PORCH

A superb, light and airy, spacious porch and a fitting entrance to the bungalow.

ENTRANCE HALL

With fitted dado rail, coving to ceiling and radiator. Built in storage cupboard plus built in cupboard housing gas fired boiler.

LOUNGE

17' 10" x 11' 10" (5.44m x 3.63m)

With attractive, front facing window plus doors to the side elevation, this is a light room with views onto the cul-de-sac. Double panelled radiator and coving to ceiling.



KITCHEN

9' 6" x 14' 8" (2.9m x 4.49m)

With range of kitchen units arranged on three walls plus integrated electric oven and hob with extractor over. One and a half bowl sink with single drainer. Space and plumbing for automatic washing machine space and provision for a dryer. Double panelled radiator, coving to ceiling.

BEDROOM 1 (Front)

11' 10" x 9' 5" (3.63m x 2.88m)

With views onto the cul-de-sac. Radiator.

BEDROOM 2

12' 1" x 9' 4" (3.7m x 2.85m)

Radiator.

EN-SUITE WC

With low-level WC and pedestal wash basin.

BEDROOM 3

9' 6" x 6' 5" (2.91m x 1.97m)

Range of fitted wardrobes having sliding mirrored doors along one wall. Radiator.



BATHROOM

With shower enclosure, low-level WC and pedestal wash basin. Heated towel rail.



OUTSIDE

The property stands on a delightful corner plot which offers low maintenance, predominantly gravelled gardens to the front and side.

There is vehicular access and car port plus brick outhouse/workshop.



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 uPVC 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

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

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.

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VIEWING

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Ground Floor





