



**Ulllyotts**  
Chartered Surveyors

**39 Mill Falls  
Driffield  
YO25 5AZ**

Great location  
Quiet setting  
3 bedrooms

2 reception rooms  
Front and rear gardens  
Garage

**Asking Price Of:  
£185,000**



01377 253456

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# 39 Mill Falls

Driffield

YO25 5AZ



Standing in a delightful setting, forming part of a very quiet cul-de-sac off Mill Falls, this is a good sized chalet style house which may be of appeal to a variety of buyers including families or couples who consider that location is paramount. There are three bedrooms on the first floor together with two ground floor reception rooms and front and rear gardens. The property is central heated by a gas boiler and benefits from a single garage.

## 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.

## ENTRANCE HALL

With the staircase leading off having a spindled balustrade, double panelled radiator.



## LOUNGE 12' 11" x 10' 5" (3.95m x 3.2m)

With front facing window overlooking the cul-de-sac, timber fire surround and tiled hearth, coving to ceiling, radiator.



## KITCHEN 10' 7" x 7' 5" (3.25m x 2.27m)



Fitted with a range of kitchen units including base and wall mounted cupboards, inset one and a half bowl sink, space and provision for a gas cooker, space and plumbing for automatic washing machine, space and provision for a refrigerator.

Door leading out into lobby.

### **DINING ROOM**

8' 11" x 10' 11" (2.73m x 3.34m)

With rear facing door having direct access onto the garden, double panelled radiator.

### **LOBBY**

A useful side access to the property with space for storage and coat hanging.

### **WC**

With low level WC.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM 1**

12' 9" x 10' 1" (3.91m x 3.09m)

Offering views onto the cul-de-sac, double panelled radiator.



### **BEDROOM 2**

10' 0" x 10' 10" (3.06m x 3.31m)

A rear facing bedroom with use onto the garden, radiator. Built in storage cupboard.



### **BEDROOM 3**

8' 10" x 6' 4" (2.71m x 1.95m)

A front facing room with a built-in storage cupboard over the stairs, radiator.

### **BATHROOM**

With suite comprising panelled bath, pedestal wash basin and low level WC. Full tiling around the bath. Fitted electric shower with side screen.

### **OUTSIDE**

The property is located within a delightful cul-de-sac development. There is a drive to the side over which, the property enjoys vehicle access to a single garage. The subject property has a right of access over the drive.

To the front of the property is a gravelled forecourt style garden which could create additional car parking if required.

To the rear of the property is an enclosed expanse of predominantly lawned garden. There is also a timber shed.



## **WHAT'S YOURS WORTH?**

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## **VIEWING**

Strictly by appointment (01377) 253456

Regulated by RICS

## **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 B.

## **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## **NOTE**

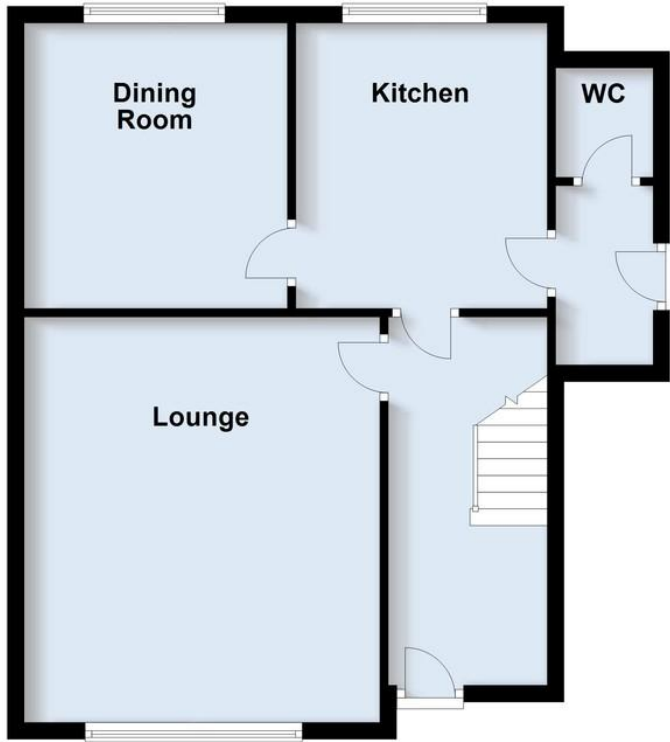
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

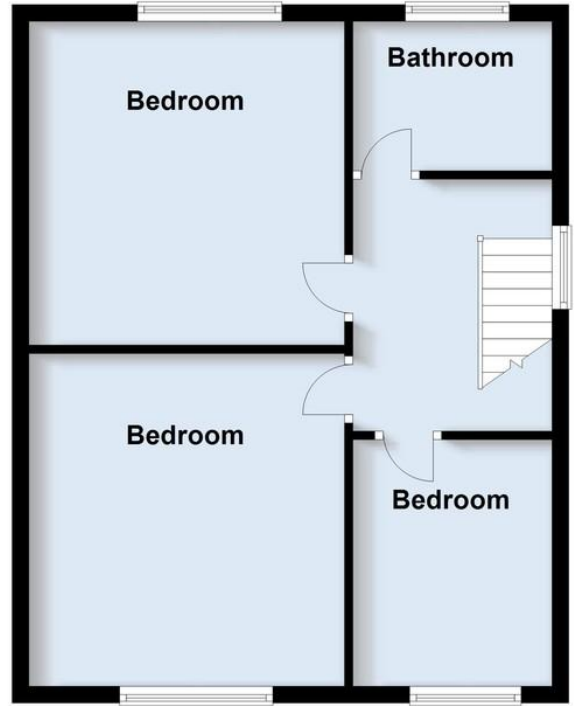
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

**Ground Floor**



**First Floor**









**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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