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**20 Mill Falls
Driffield
YO25 5BA**

Superbly presented throughout
Great location
Off-street parking

Stunning throughout
Central Heating & Double Glazing
Lovely rear garden

**Asking Price Of:
£210,000**



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PROPERTY PROFESSIONALS SINCE 1891

20 Mill Falls

Driffield, YO25 5BA



A TRUE RARITY ON THE MARKET, this is a quite delightful semi-detached bungalow in a very popular location, within convenient access of the town centre.

The property provides beautifully appointed accommodation which includes two bedrooms as well as rear facing lounge with conservatory leading off and well fitted kitchen and bathrooms.

A property in a genuine "move-in" condition and when coupled with what is a delightful rear garden is a rare find indeed!

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.

ACCOMMODATION

Side Entrance into:

HALL

A delightful entrance to the property with access to loft being fully boarded and with ladder. Radiator.



LOUNGE

16' 0" x 10' 10" (4.9m x 3.31m)

With feature fireplace and inset gas living flame fire, coved ceiling and radiator.



Double doors leading into:

CONSERVATORY

With attractive views onto the garden.



KITCHEN

10' 1" x 8' 3" (3.08m x 2.52m)

Extensively fitted with a range of modern kitchen units and finished in beech with chrome effect handles including base and wall mounted cupboards and contrasting worktops.

Inset sink with single drainer and mixer tap plus integrated appliances including four ring gas hob with extractor hood over and electric oven. Space for a refrigerator. Space and plumbing for automatic washing machine. Laminate flooring.



BATHROOM

Having been re-fitted by the vendor, the suite comprises panelled bath with shower over and glass side screen, encased cistern WC and vanity wash basin. Fully tiled walls.



BEDROOM 1

13' 2" x 10' 7" (4.02m x 3.24m)

A front facing room with radiator.



BEDROOM 2

9' 4" x 8' 9" (2.86m x 2.69m)

A front facing room with radiator.



OUTSIDE

The property stands back from the road behind an expanse of gravelled front forecourt. This provides off-street parking. To the rear of the property is an enclosed area of garden featuring lawn with Indian stone paved patio, side planted borders, greenhouse and workshop/shed.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 55 square metres.

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

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.

WHAT'S YOURS WORTH?

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VIEWING

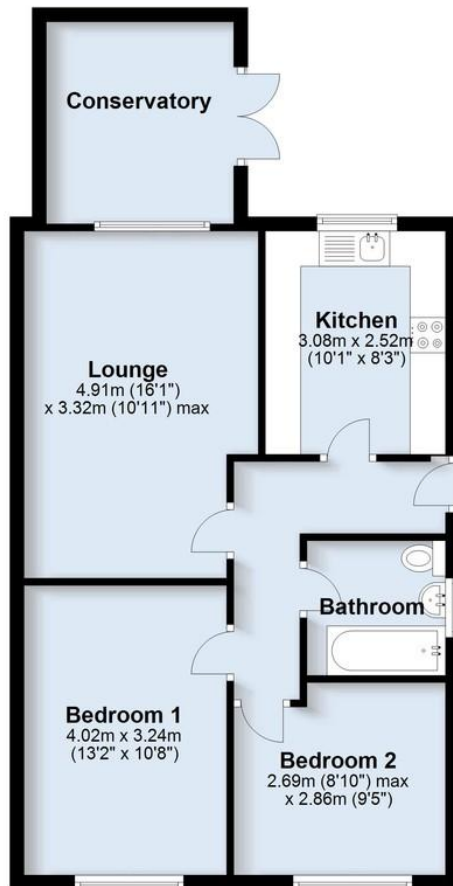
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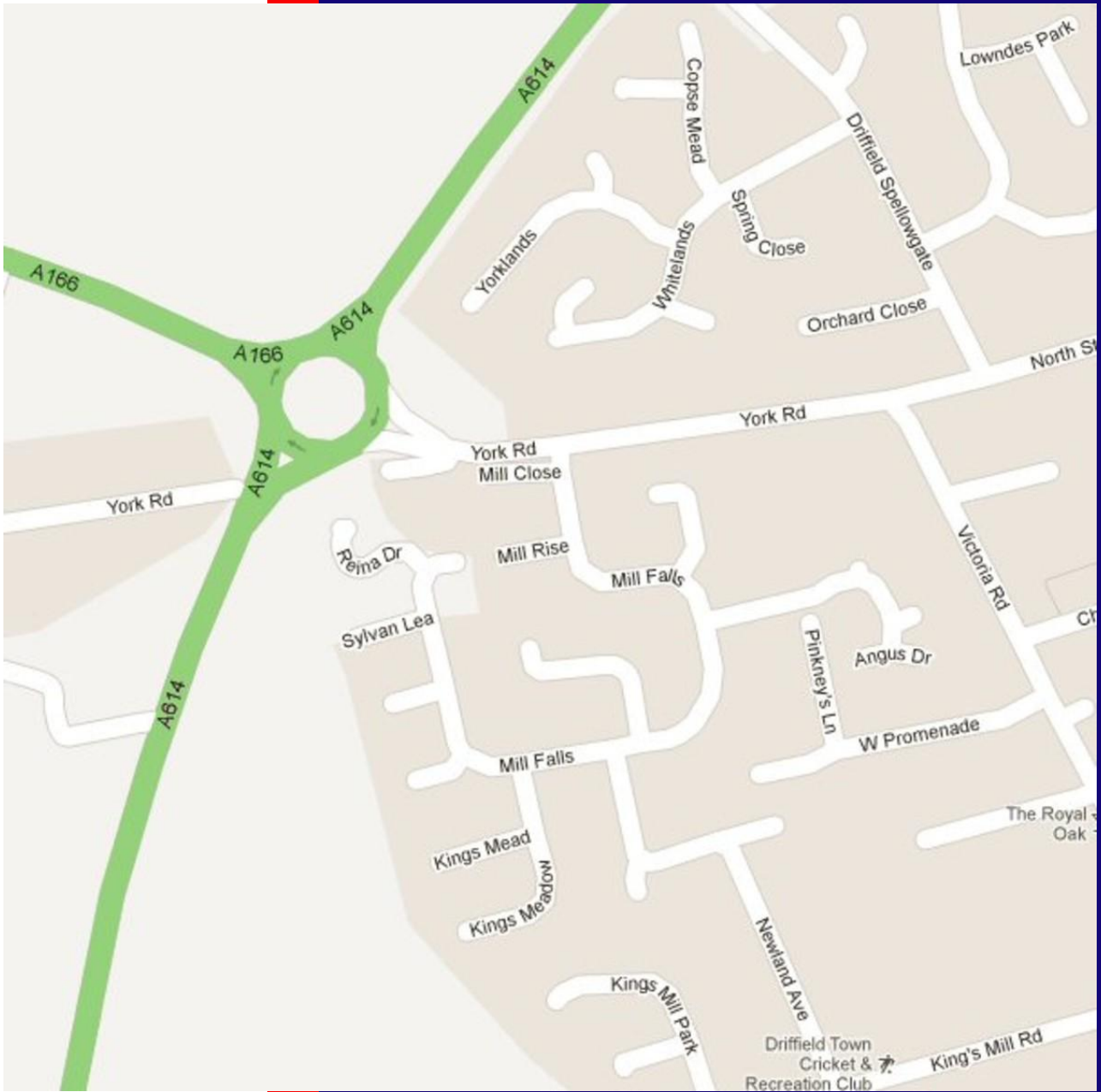
Approximately 55 sq m

(from EPC calculation, this may exclude conservatories)

Ground Floor



20 Mill Falls, Drifffield





64 Middle Street South, Driffield, YO25 6QG

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



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