



Approximate total area<sup>(1)</sup>  
598.34 ft<sup>2</sup>  
55.59 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Dee Atkinson & Harrison

**Asking Price**  
**£189,000**

**106 Mill Falls,**  
**Driffield, YO25 5BA**



**SERVICES**  
Understood to all be connected to mains.

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		



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**THE ACCOMMODATION COMPRISES:-**

**ENTRANCE HALL- 9'9 (2.99m) x 3'5 (1.05m)**

Door to the side aspect, coving, laminated flooring, radiator, telephone point and power points. Access to the loft is via a fitted loft ladder. The loft is insulated and partially boarded.

**LOUNGE- 16'1 (4.92m) x 11'11 (3.65m)**

Window to the front aspect, coving, electric fireplace with tiled hearth and solid oak mantle beam, fitted carpets, radiator, TV point and power points.

**KITCHEN- 10'2 (3.11m) x 8'4 (2.55m)**

Window to the front aspect, cupboard housing the boiler, breakfast seating area, a range of wall and base units, sink with drainer units, tiled splash back, plumbing for washing machine, integrated fridge, gas hob, electric oven, extractor hood, laminated flooring and power points.

**BEDROOM ONE- 13'2 (4.02) x 11'0 (3.37m)**

Window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator, TV point and power points.

**BEDROOM TWO- 8'11 (2.74m) x 9'7 (2.93m)**

Window to the rear aspect, coving, laminated flooring, radiator and power points.

**BATHROOM- 5'11 (1.83m) x 5'8 (1.73m)**

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower attachment, heated towel rail, laminated flooring and shaving point.

**GARDEN**

Well presented and maintained north facing garden which is mainly laid to lawn, patio area, two summerhouses both with electric, pond, timber fencing, side access to the driveway and outside tap.

**GARAGE- 15'8 (4.80m) x 9'3 (2.84m) / 7'5 (2.26m) x 9'4 (2.87m)**

Single, detached garage which has electric door, side pedestrian door, ample space for additional white goods, power and lighting.

**PARKING**

Off street parking for multiple cars and car port.

# 106 Mill Falls, Driffield, YO25 5BA

**DESCRIPTION**

106 Mill Falls is located in one of the most popular areas of Driffield and in close proximity to the town centre. This two bedroom bungalow has been sympathetically updated by it's current owners to create a warm and inviting space, ready for a it's new owner to move straight in. The garden is beautifully appointed and great for enjoying the sun.

The property briefly comprises:- entrance hall, kitchen, lounge, two bedrooms, bathroom, front and rear garden, plenty of off street parking and car port.

**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. Driffield Town Council co-fund with ERYC a town bus service that provides many residents with easy access into the town centre. The service runs on Tuesdays, Thursdays, and Fridays with a 16-seater vehicle.

