

linkagency

2 Bedroom Bungalow - Detached for Sale

£220,000

8 Mill Rise, Driffield, YO25 5BL



KEY FEATURES

- NO CHAIN : VACANT POSSESSION
- 2 DOUBLE BEDROOMS, 1 WITH FITTED WARDROBES
- BATHROOM WITH WALK-IN SHOWER
- GAS CENTRAL HEATING
- LARGE LOUNGE OPENING TO A DINING AREA
- FITTED KITCHEN
- SOUGHT-AFTER, QUIET LOCATION, WEST OF TOWN CENTRE
- CLOSE TO ROAD LINKS FOR A614 AND A166
- POPULAR MARKET TOWN WITH EASY ACCESS TO BRIDLINGTON, BEVERLEY, HULL AND YORK VIA ROAD OR RAIL
- SEPARATE BRICK-BUILT GARAGE

HEAD OFFICE

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Nestled in the charming area of Mill Rise, Driffield, this delightful detached bungalow offers a perfect blend of comfort and convenience. With a well-thought-out layout spanning approximately 652 square feet, this property is ideal for those seeking a low-maintenance home.

Mill Rise is a lovely location, offering a sense of community while being conveniently close to local amenities. Whether you are looking to downsize, seeking a first home, or simply desiring a tranquil living environment, this bungalow presents an excellent opportunity.

Do not miss the chance to make this charming property your own.

The property has well - maintained gardens to the front and rear and a driveway with parking for at least 2 vehicles, leading to a separate brick-built garage with an electric door. The entrance hallway leads to a fitted kitchen with an electric oven and gas hob which has a serving hatch opening to the dining area situated off the large lounge with a feature fireplace . The property has 2 double bedrooms , 1with fitted furniture and a modern bathroom with a walk-in electric shower.

Driffield

Driffield is a sought-after, picturesque, market town located at the head of the rolling East Yorkshire wolds. The residential town offers a wide range of amenities including 2 doctors surgeries, 2 dental surgeries, independent retail stores, cafes and restaurants as well as chain stores including, Boots, WH Smith, Tesco and Lidl. There are 2 primary schools as well as a popular secondary school. The East Yorkshire coast is just a 25 minute drive away and the area is surrounded by multiple pretty wolds' villages including: Hutton Cranswick, Wetwang, Sledmere and Burton Agnes, which are easily reached by car or even cycle. Cycling is a popular activity in the area owing to the many nearby quiet country roads, for example, the close-by Skerne Road which leads to Wansford. Driffield show ground - where an annual agricultural show is held as well as other local events - is just a 20 minute walk away and the town centre can be reached in approximately 12 minutes by foot.

The home is conveniently located not far from the A614 Beverley road (Beverley 12 miles) and a 20 minute's walk, to the town's small railway station on the East Yorkshire coast line stopping at towns and villages between Hull and Scarborough. The property also is close to access roads to East and North Yorkshire's other main towns: Scarborough 22 miles, Bridlington 13 miles and Hornsea 16 miles. The city of York is 30 miles away and Hull is within 22 miles distance.

Hallway

Built-in cupboard with gas central heating boiler - Fitted carpet - Loft access

Kitchen

9'10" x 7'10"

Fitted base and eye-level units - Roll-over worktops - Gas hob - Electric extractor hood - Electric cooker - Space and plumbing for washing machine - Laminate flooring - Serving hatch to the dining area - Stainless steel drainer sink with chrome mixer tap - Radiator - Aspect to the side



Reception room / Lounge

16'8" x 10'11"

Large light and airy room - Fitted carpet - Coal effect gas fire - Wood surround and marble effect back and hearth - Floor to ceiling window overlooking the front garden - Radiator - Coving - Opening to dining area

Dining Area

8'3" x 7'11"

Laminate flooring - Radiator - Window with aspect to the front

Bedroom 1

12'10" x 9'5"

Fitted wardrobes with matching drawers - Fitted carpet - Aspect to the rear garden shot- Coving - Radiator

Bathroom

6'10" x 5'4"

Tiled walls - Walk-in double shower with wet board wall panels - Electric shower - Glass shower screen - Low flush WC - Pedestal sink - Radiator - Extractor fan - Aspect to the side

Bedroom 2

10'11" x 9'5"

Small double room - Fitted carpet - Aspect to the rear - Coving

Extra details

White interior doors

Gas central heating

Garage

17'11" x 9'11"

Separate brick built - Electric door

Gardens

Front

Lawn - Planted border - Concrete driveway - Pavers - Wrought iron double gates

Side

Concrete driveway to single garage - Lap fencing

Rear

Lawn - Planted borders - Vertical panel fencing to rear - Paved areas

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.

Personal Agent Jayne at Link Agency

When you choose a Personal Agent to sell your home, your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove, Zoopla and On the



Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

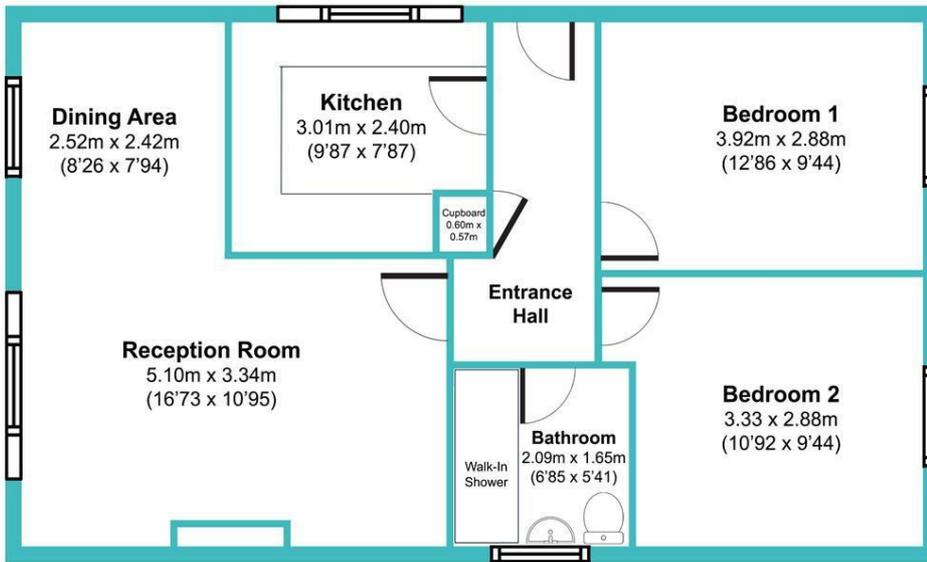
A 24/7 answering service to ensure no leads are missed



Approximate Gross Internal Floor Area
60.59 Sq Metres / 652.18 Sq Feet (Not including Garage)
77.22 Sq Metres / 831.18 Sq Feet (Including Garage)



Ground Floor



Disclaimer: Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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