



23 Pomona Way
Driffield
YO25 6YH

ASKING PRICE OF

£330,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



23 Pomona Way, Driffield, YO25 6YH

A comprehensively updated detached house which is impeccably presented throughout rivalling and surpassing many of its new counterparts. The property is located within a popular, sought after, cul-de-sac development which features a variety of dwelling styles and a particular "relaxed" feel having not been over-developed when constructed during the late 1980s - early 1990s.

The property benefits from a range of modern features including stunning staircase with feature bannister, having glass sides, beautifully re-fitted cloakroom with WC, exceptionally spacious feeling lounge with dedicated dining area leading off plus additional garden room, contemporary fitted kitchen with extensive range of appliances, master bedroom with beautifully fitted en-suite and three further bedrooms plus house bathroom.

Externally, the property stands on an attractive corner plot with open plan gardens to the front, whilst to the rear are enclosed landscaped gardens with patio and covered BBQ area.

In summary, THIS REALLY IS A HOME WHICH COMPETES FAVOURABLY WITH ANY OF ITS MODERN COUNTERPARTS and also provides more accommodation than most brand new homes within this price sector.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Lounge



Lounge



Dining Room

Accommodation

ENTRANCE HALL

Having a feature staircase leading off finished with an oak newel and bannister plus glass side panels, natural oak engineered wood flooring. Understairs storage. Radiator.

Range of oak panelled doors leading off, all featuring chrome furniture.

CLOAKROOM/WC

With contemporary low level WC and wash hand basin. Radiator.

LOUNGE

18' 1" x 11' 8" (5.52m x 3.57m)

With front facing window and feature fireplace having an electric fire in situ. Coved ceiling. Radiator.

Arched opening leading into:

DINING ROOM

11' 8" x 11' 0" (3.57m x 3.37m)

With coved ceiling. Radiator.

Opening into:

GARDEN ROOM/CONSERVATORY

10' 4" x 8' 3" (3.17m x 2.54m)

Having thoughtfully replaced the roof to make this an all year round room and having French doors leading onto the garden plus windows allowing views across the same. Tiled floor. Radiator.

KITCHEN

14' 9" x 9' 4" (4.50m x 2.85m)

Comprehensively fitted with a range of base, drawer and wall cupboards finished with contemporary integrated handle gloss doors and quality laminate worktops over. Integrated appliances include electric induction hob with feature glass splashback and extractor above. Electric double oven and integrated fridge plus freezer. Inset wall lighting and additional drop lighting over a breakfast station.

LOBBY

With door leading into the garage and door to the exterior.

FIRST FLOOR

BEDROOM 1 12' 0" x 11' 10" (3.66m x 3.62m)

With front facing window and being extensively fitted with a range of contemporary wardrobes. Radiator.



Garden Room/Conservatory



Kitchen



Landing



Bedroom

EN-SUITE

With quality fitted suite comprising vanity style WC plus matching basin, walk-in shower and chrome heated towel radiator.

BEDROOM 2 12' 0" x 11' 5" (3.66m x 3.50m)

With front facing window and built-in cupboard. Radiator.

BEDROOM 3 11' 3" x 10' 5" (3.45m x 3.18m)

With rear facing window. Radiator.

BEDROOM 4 9' 7" x 8' 7" (2.94m x 2.62m)

With rear facing window. Radiator.

BATHROOM

With feature suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Radiator.

OUTSIDE

The property stands back from the road on a corner plot with open plan garden to the front and side. Immediately to the rear of the property is a paved patio and this gives way to a very attractive area of established garden featuring side beds with mature plants and shrubs, raised bed and various seating areas. To the side of the property is a very useful covered BBQ area. Garden shed with power and lighting.

GARAGE

The block paved forecourt provides generous off-street parking and leads to a single integral garage. The garage provides a useful utility area with ceramic sink and a good range of wall and floor mounted units. There is plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted combination boiler.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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.

SOLAR PANELS

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. The owners of the property will also receive payments for electricity generated through the Governments 'Feed in tariff' until 2036. Further information may be available upon request.



En-suite



Bedroom



Bedroom



Bedroom

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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

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.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

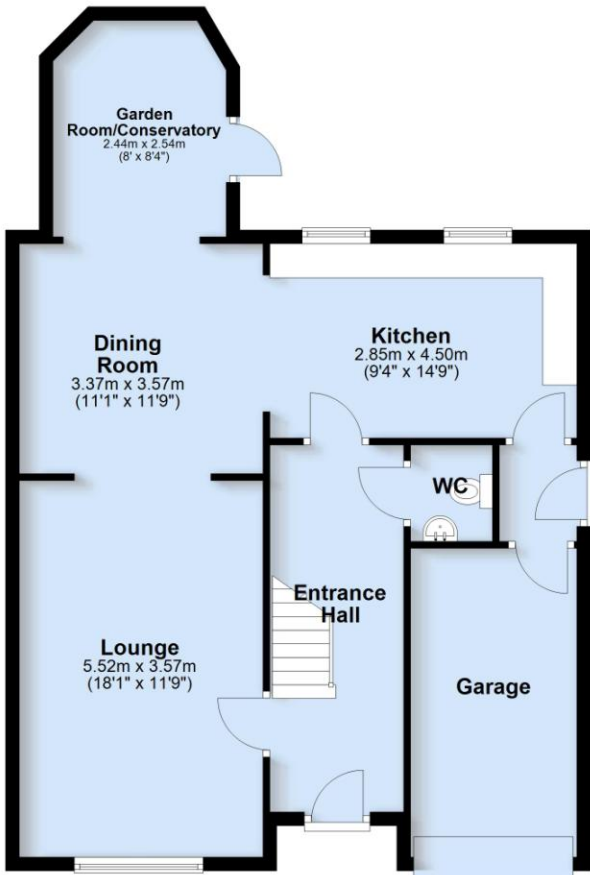


Bathroom

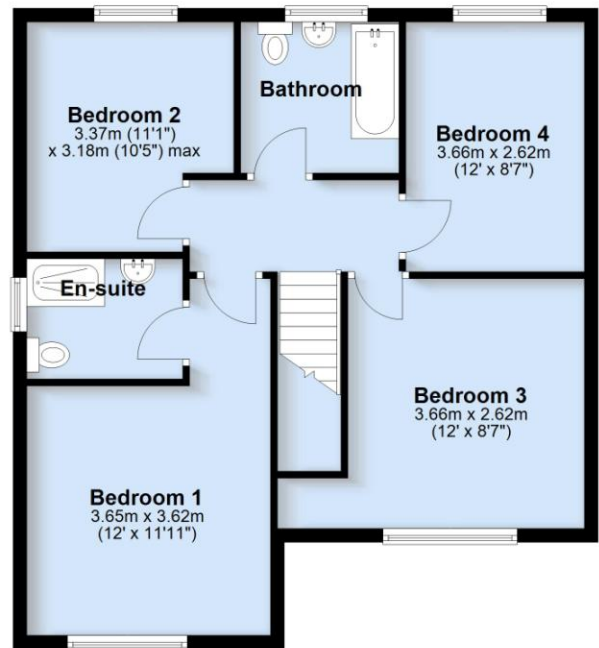


The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

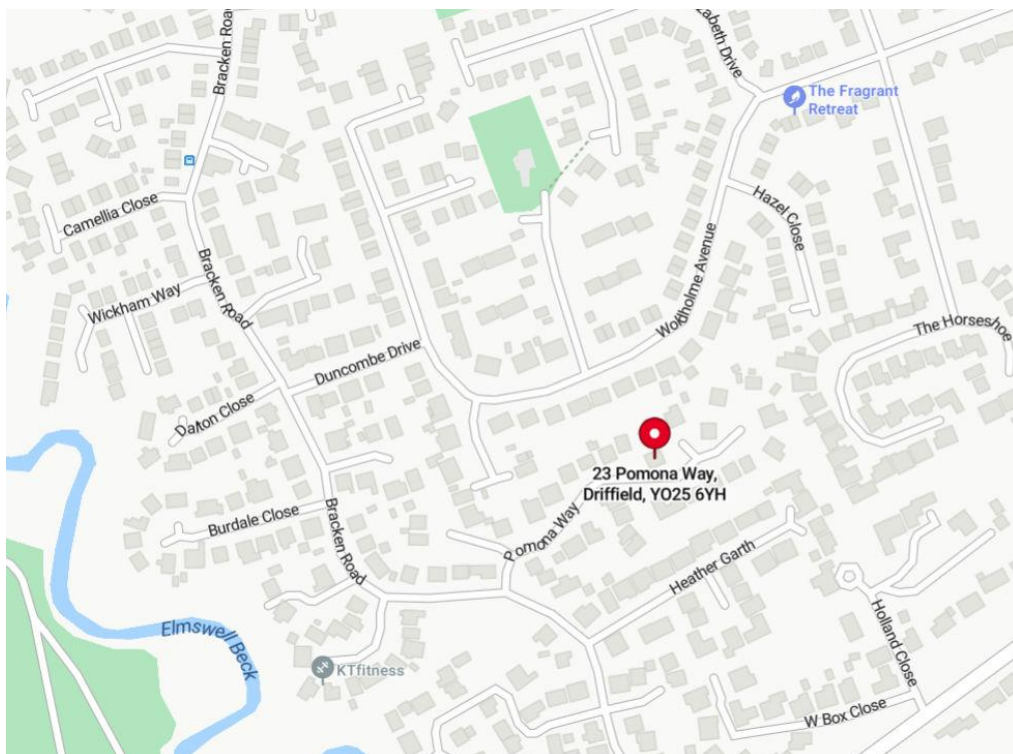
Ground Floor



First Floor



23 Pomona Way, DRifffield



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