



6 Pomona Way
Driffield
YO25 6YH

ASKING PRICE OF

£185,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 2
  1
  1
  Off Road Parking
  Gas Central Heating

6 Pomona Way, Driffield, YO25 6YH

A fully refurbished semi-detached bungalow located within a popular residential cul-de-sac comprising many different dwelling styles. Indeed, the cul-de-sac is attractively laid out giving a feel of space between all the properties with the subject bungalow being more towards the beginning of the cul-de-sac itself.

The property has been fully overhauled by the vendors immediately prior to offering it for sale and this includes improvements to the bathroom and kitchen, complete re-decoration and carpets plus floor coverings. It very much is a case of the new occupancy just adding furniture.

There is parking to the side of the property with a long drive which leads to an expanse of garden which has been seeded to a lawn.

An additional useful feature is an adjoining glazed veranda with wall light and single socket. This can be used for purposes including garden use, a sheltered drying area or even as a garden room.

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.



Lounge



Kitchen



Bedroom 1



Bedroom 2

Accommodation

ENTRANCE HALL

With access into both the lounge and kitchen plus built-in storage cupboard.

LOUNGE

17' 5" x 10' 4" (5.31m x 3.17m)

With front facing window and feature fire surround with electric fire in situ. Radiator.

KITCHEN

10' 3" x 7' 1" (3.14m x 2.17m)

Having been totally overhauled immediately prior to sale and including a wealth of base and wall mounted cupboards finished with Shaker style doors and chrome effect handles. Woodblock effect worktop and integrated appliances, which include electric oven and hob with extractor over, inset one and a half bowl sink with single drainer and base cupboard beneath. Space for two appliances next to the sink. Space will fit automatic washing machine, dishwasher or tumble drier. Space for a fridge freezer on an opposite wall. Radiator. Door leading to the exterior.

BEDROOM 1

11' 9" x 9' 2" (3.6m x 2.8m)

With rear facing window. Radiator.

BEDROOM 2

8' 7" x 8' 10" (2.63m x 2.71m)

With rear facing window. Radiator.

BATHROOM

With panelled bath having a shower over and glass side screen. Tiling around the bath and having tiling elsewhere. Radiator.

OUTSIDE

The property is set back from the road with an open plan front garden. There is a side drive which provides generous off-street parking for multiple vehicles. To the rear of the property is an enclosed area of garden which has been seeded to lawn.

Adjoining the property is a useful glazed veranda, suitable for garden use or even as a sheltered drying area.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 49 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bathroom

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

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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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*by any local agent offering the same level of service.



Veranda



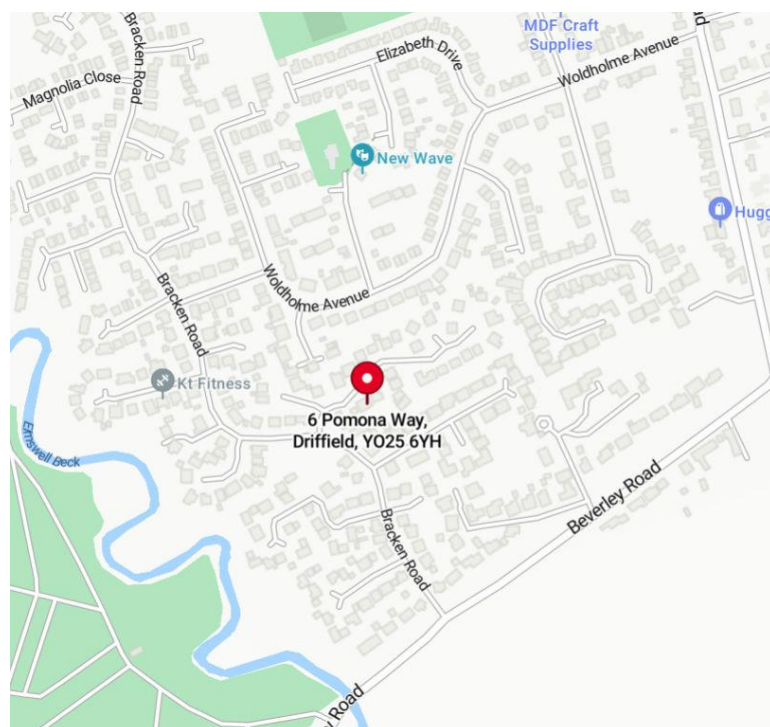
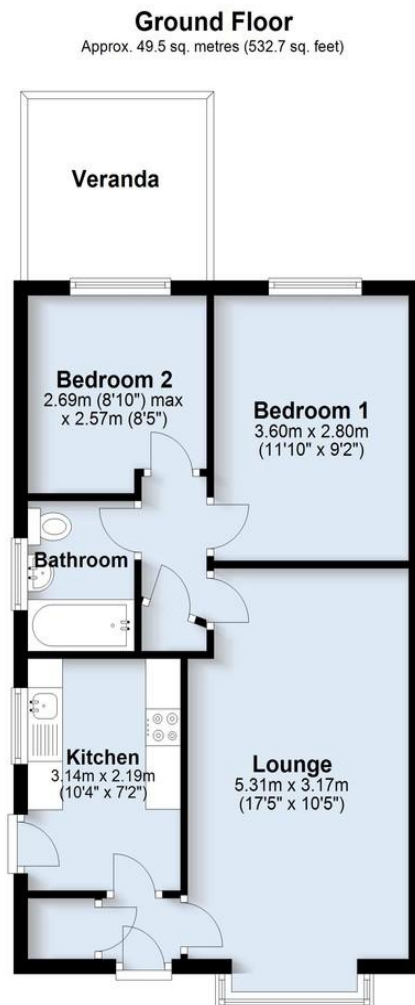
Front Elevation with off-road parking

VIEWING

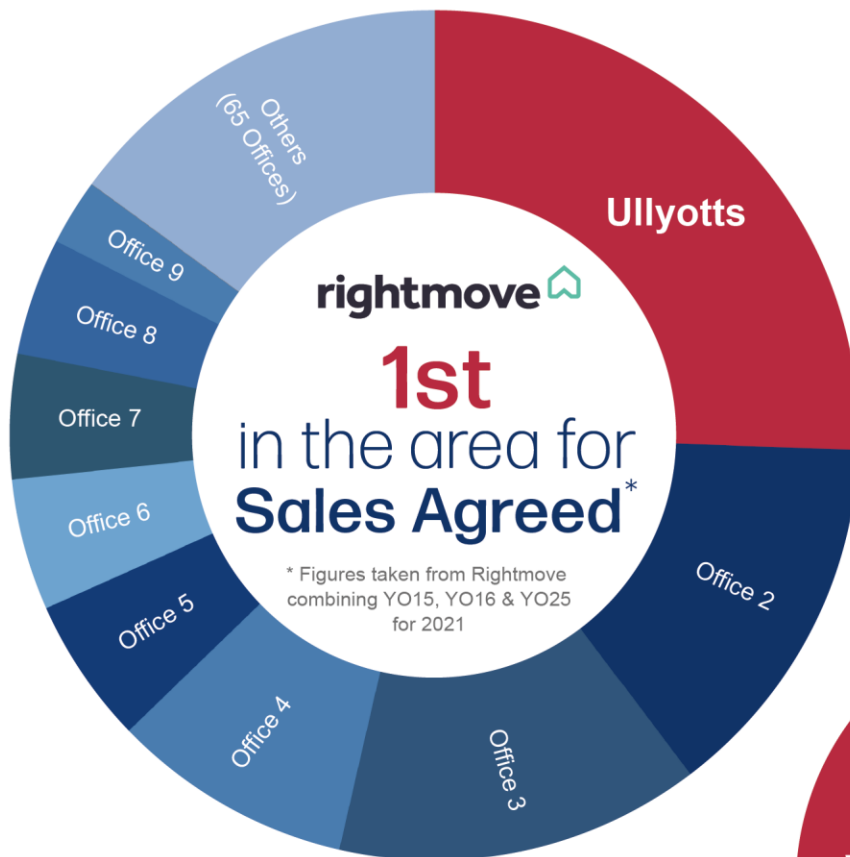
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 49 sq m



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Don't just take our word for it...See the above Rightmove pie chart.
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