



**Ulllyotts**  
Chartered Surveyors

**4 Pomona Way  
Driffield  
YO25 6YH**

Great location

Fantastic condition

Offstreet parking and single garage

Two bedrooms

Conservatory

Ready to move into

**Asking Price Of:  
£199,500**



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# 4 Pomona Way

Driffield

YO25 6YH



A quite delightful bungalow set in a superb location comprising many dwelling styles in a cul-de-sac development. Pomona way offers a spacious, relaxed feel and the bungalow itself is delightful throughout, ready for immediate occupancy. Having been meticulously improved by the vendor, the accommodation includes an attractive lounge with views onto the cul-de-sac, refitted kitchen, two bedrooms and conservatory. The bathroom features a bath Plus shower whilst, externally a front and rear gardens plus attractive block paved drive which leads to a single garage.

## 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.

## ENTRANCE HALL

With built in storage cupboard.

## KITCHEN

10' 3" x 7' 3" (3.13m x 2.21m)

Being beautifully fitted along to walls with a modern range of kitchen units featuring Shaker style doors with chrome handles, inset stainless steel sink with mixer tap, space and provision for a slot in gas cooker with extractor hood over, space and plumbing for automatic washing machine. Radiator and exterior door.



## LOUNGE

10' 6" x 17' 4" (3.21m x 5.3m)

With large front facing window, feature traditional style fire surround with gas living flame fire, radiator, coving to ceiling.



## INNER HALL

With built-in airing cupboard housing hot water cylinder.

## BATHROOM

With fitted suite in white comprising panelled bath having a electric shower over bath with side glass screen, pedestal wash basin and low level WC. Fully tiled walls, coving to ceiling and radiator.



## BEDROOM 1

9' 1" x 11' 10" (2.78m x 3.62m)

Radiator, coving to ceiling and French doors leading into:



## CONSERVATORY

8' 0" x 10' 0" (2.45m x 3.05m)

Of being delightful views onto a beautifully landscaped garden, French doors leading out onto the rear.



## BEDROOM 2

8' 8" x 8' 9" (2.66m x 2.68m)

A rear facing room with coving to ceiling, radiator.



## OUTSIDE

The property stands back from the road behind an expanse of front forecourt style garden which is open plan. To the side is a block paved driveway suitable for vehicle parking. This also leads to a brick built single garage featuring electric up and over door, electric light and power plus personal door to the side.

To the rear of the property is an enclosed area of garden which is predominantly laid to lawn whilst having side borders.



### **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 uPVC sealed unit double glazing throughout.

### **SERVICES**

All mains services are available at the property.

### **TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

### **WHAT'S YOURS WORTH?**

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### **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.

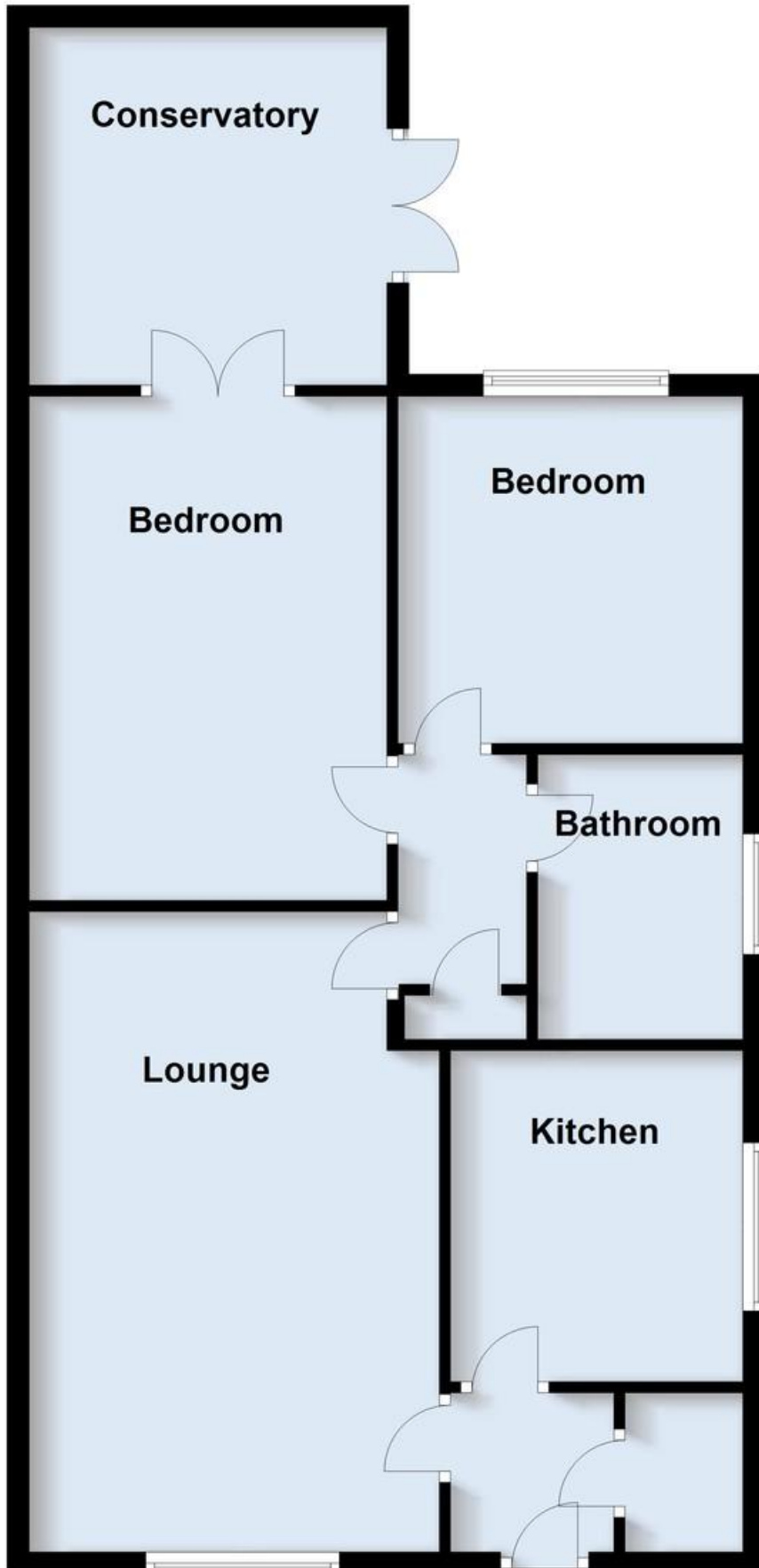
Floor plans are for illustrative purposes only.

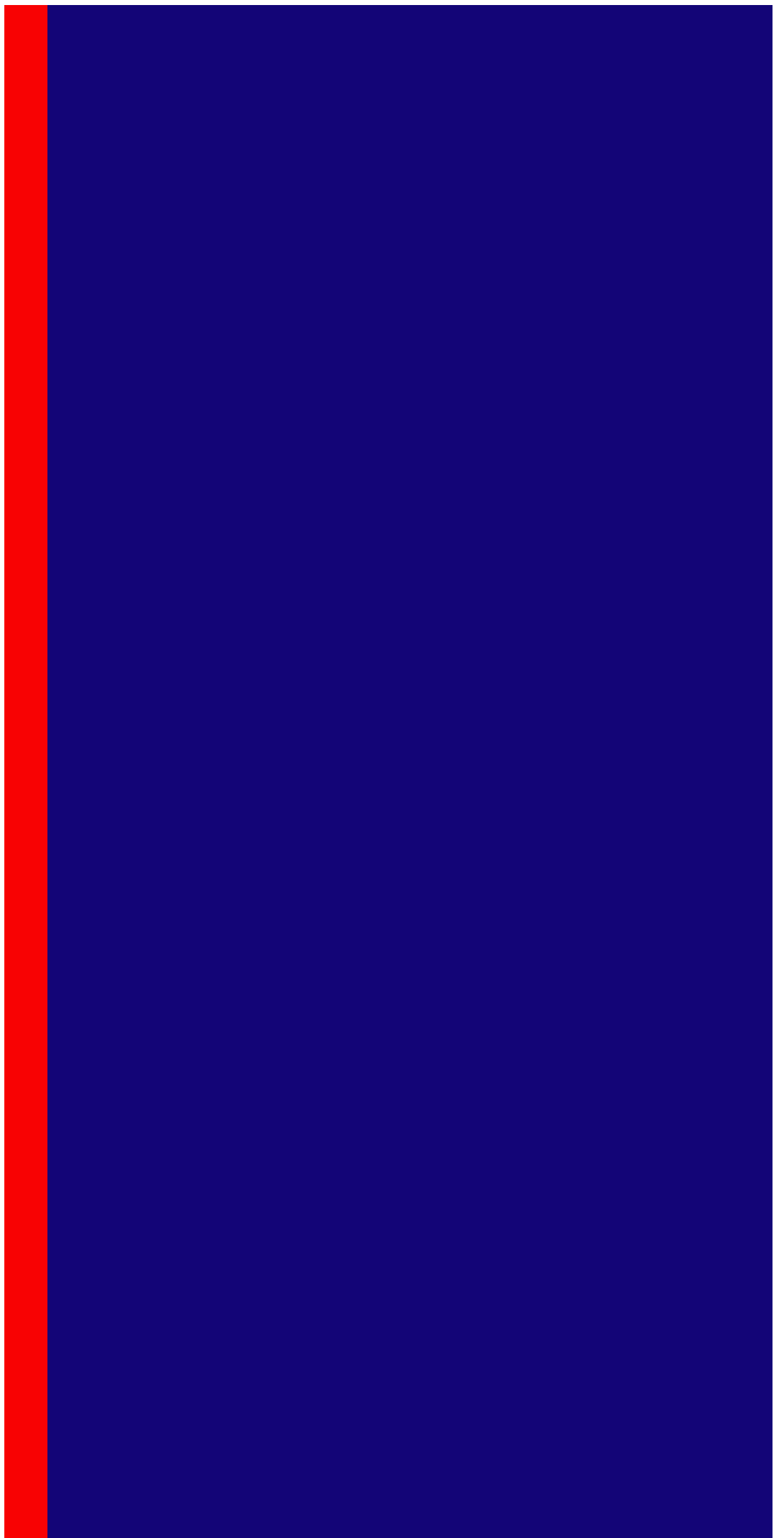
### **VIEWING**

Strictly by appointment (01377) 253456 or [sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

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# Ground Floor







**64 Middle Street South, Driffield, YO25 6QG**

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



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