



2 Pomona Way  
Driffield

YO25 6YH

ASKING PRICE OF

**£265,000**

**4 Bedroom Detached House**



Conservatory



Double  
Garage



Gas Central Heating

## 2 Pomona Way, Driffield, YO25 6YH

A competitively priced detached house with the added benefit of a double garage, rare at this price point. The property is in good order throughout, however, would benefit from some updating in places. Offering 4 bedroom accommodation, the master bedroom having an en-suite whilst on the ground floor is a good sized lounge with conservatory leading off along with a dining room plus kitchen which could easily be combined to create an open plan living space, if required.

The property enjoys an attractive garden to the front which extends down the side with a low maintenance patio style garden at the rear.

In summary, the sale of this property provides buyers with a rare opportunity to purchase a competitively priced detached home which, with a little cosmetic improvement and updating, could create an outstanding home suitable for a variety of purchasers, from couples through to families and beyond.

### 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



Conservatory



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor and side window. Coved ceiling. Radiator.

### LOUNGE

21' 7" x 10' 4" (6.59m x 3.16m)

With front facing window and two side windows. Feature fireplace with gas fire in situ, coved ceiling and dado rail. Two radiators.

Patio doors leading into:

### CONSERVATORY

12' 4" x 8' 0" (3.78m x 2.45m)

With dwarf brick low wall and French doors leading out onto the rear garden area. Double panelled radiator. Pitched roof.

### DINING ROOM

11' 11" x 8' 8" (3.64m x 2.65m)

With front facing window and coved ceiling. Dado rail. Radiator.

Door leading into:

### KITCHEN

12' 9" x 9' 2" (3.91m x 2.80m)

With a comprehensive range of kitchen units finished with traditionally styled doors in medium oak including base and wall mounted cupboards plus drawers, inset sink with single drainer and base cupboard beneath, space and plumbing for automatic washing machine and a dishwasher. Integrated wine rack and integrated NEFF electric oven plus matching microwave and four ring gas hob with pull out extractor over. Integrated fridge freezer. Radiator. Door leading into:

### REAR HALL

Being partially wood panelled and having a dado rail.

### CLOAKROOM/WC

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

### FIRST FLOOR LANDING

### BEDROOM 1

15' 5" x 8' 4" (4.71m x 2.55m)

With front facing window and fitted with a wealth of bedroom furniture including wardrobes plus side and overhead cupboards. Coved ceiling. Radiator.



Bedroom 1



En-suite



Bedroom 2



Bedroom 3

#### EN-SUITE

With bath having an electric shower over and folding side door. Low level WC and pedestal wash basin. Two chrome heated towel radiators and half tiled walls. Fully tiling around the shower area.

#### BEDROOM 2

11' 10" x 10' 7" (3.61m x 3.23m)

With front facing window, dado rail and coved ceiling. Radiator.

#### BEDROOM 3

9' 5" x 8' 3" (2.89m x 2.52m)

With rear facing window. Radiator.

#### BEDROOM 4

9' 5" x 8' 0" (2.89m x 2.45m)

With rear facing window. Radiator.

#### BATHROOM

With rear facing window and suite comprising a shower enclosure and having an electric shower, pedestal wash hand basin and low level WC. Chrome heated towel radiator.

#### OUTSIDE

The property stands back from the road behind a predominantly lawned garden and walled front boundary. The garden extends to the side and, in turn, the rear where there is

a paved patio-style garden. Vehicle access and parking is off the adjacent cul-de-sac and there is parking for two vehicles on the drive and these in turn lead to a double garage. There is a personal door leading out into the patio garden.

#### 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.

#### 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 D.



Bedroom 4



Bathroom



Outside



Rear Elevation

#### 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.

#### VIEWINGS

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

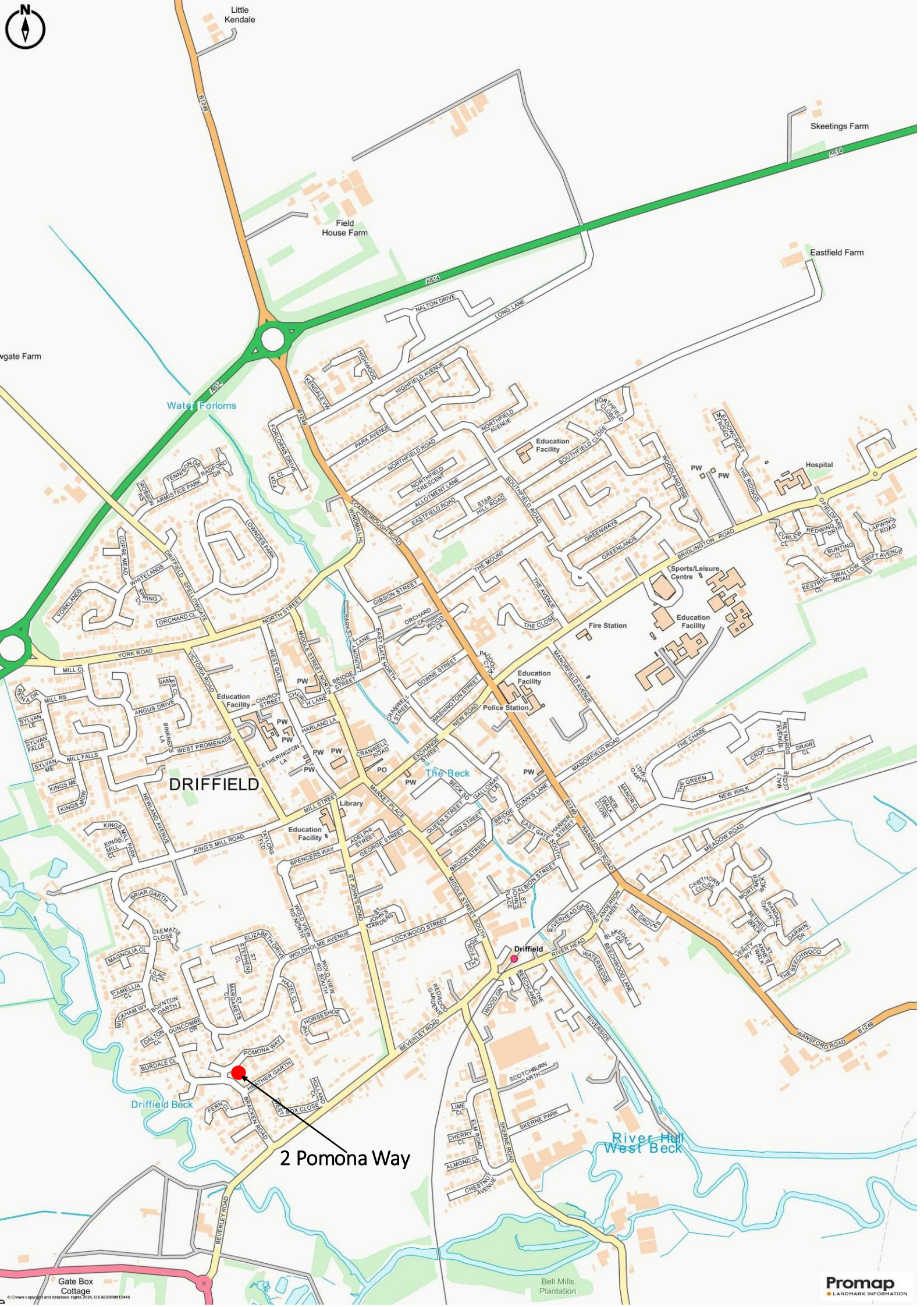
The digitally calculated floor area is 109 sq m (1,173 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 1 Building 1



Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Forloms

Hospital

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

2 Pomona Way

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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