



**5 Pomona Way
Driffield, YO25 6YH
Asking price £175,000**


WILLOWGREEN
ESTATE AGENTS

A perfect starter home, retirement home or investment. A great opportunity to acquire a two bedroom semi-detached bungalow standing on a good sized plot with parking and space for a garage (subject to consents).

The property briefly comprises entrance into kitchen, lounge/ diner, inner hallway, two bedrooms and bathroom. Garden and parking. The property does require cosmetic improvement in areas.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC Rating D



ENTRANCE 3'0 x 5'3 (0.91m x 1.60m)
With Upvc door into, radiator and storage cupboard.

KITCHEN 10'00 x 7'2 (3.05m x 2.18m)
With range of wall and base units, stainless steel 1 1/2 bowl sink and mixer tap, window to side elevation, electric oven, gas hob, extractor hood, space for washing machine and fridge, tiled splash back, vinyl flooring and radiator. Upvc door into.

LOUNGE/ DINER 20'00 x 10'3 (6.10m x 3.12m)
With coving, radiator and window to front elevation.

INNER HALLWAY 5'00 x 2'10 (1.52m x 0.86m)
With airing cupboard housing wall mounted gas central heating boiler.

BEDROOM 1 12'00 x 8'10 (3.66m x 2.69m)
With radiator, coving and window to rear elevation.

BEDROOM 2 9'00 x 8'8 (2.74m x 2.64m)
With radiator, coving and window to rear elevation.

BATHROOM 7'00 x 5'7 (2.13m x 1.70m)
With white suite comprising, pedestal wash hand basin, low level wc, panelled bath, glass shower screen, part tiled walls and window to side elevation.

PARKING
Driveway with parking for several vehicles. Possible space for garage (subject to consents).

GARDEN
The garden is open plan to the front, side driveway with gated access to the rear where the garden is mainly laid to lawn with two garden sheds and secure fenced boundaries.

TENURE
We understand that the proeprty is Freehold.

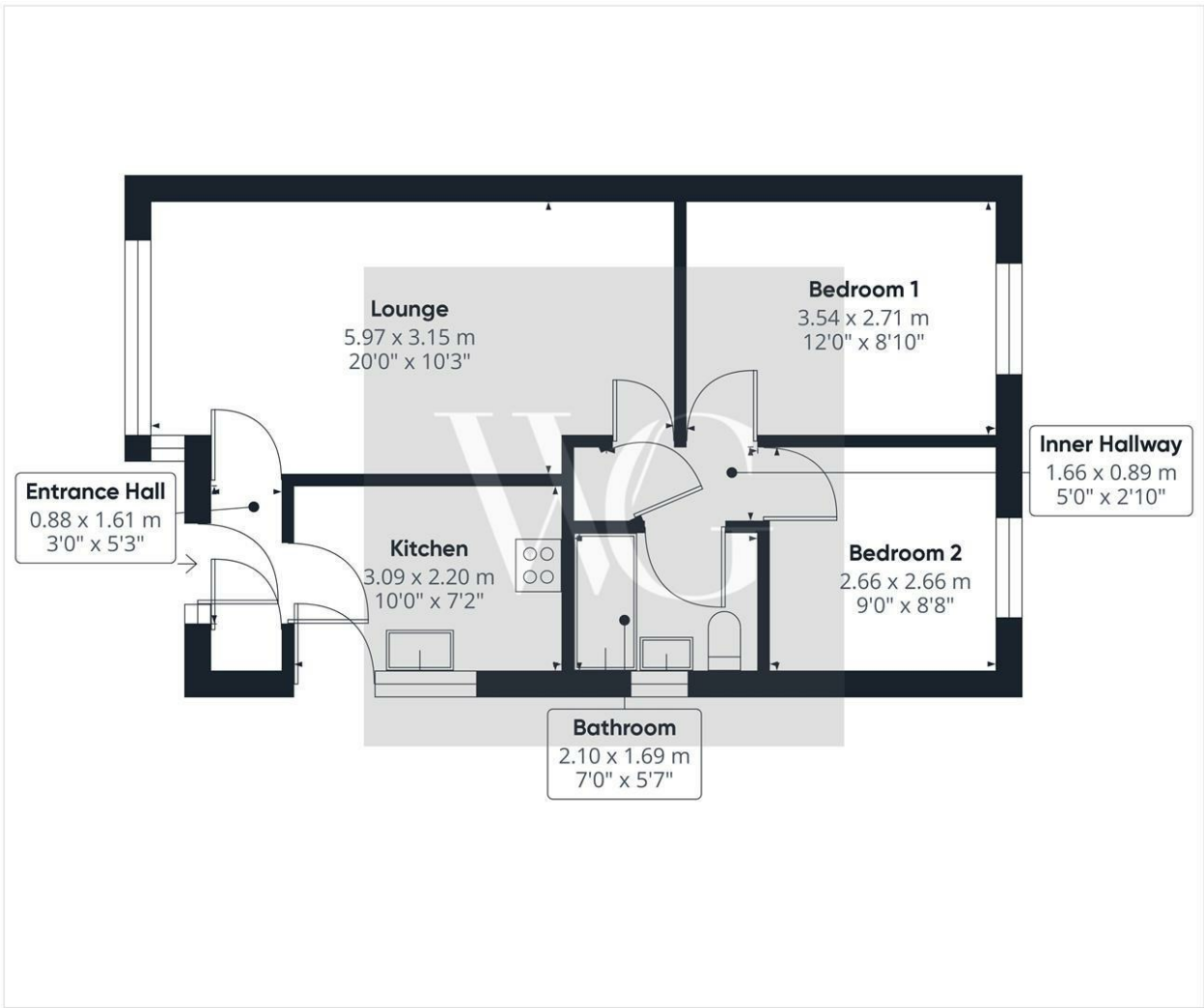
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performanced rating is TBC.

COUNCIL TAX BAND
The council tax banding is B.







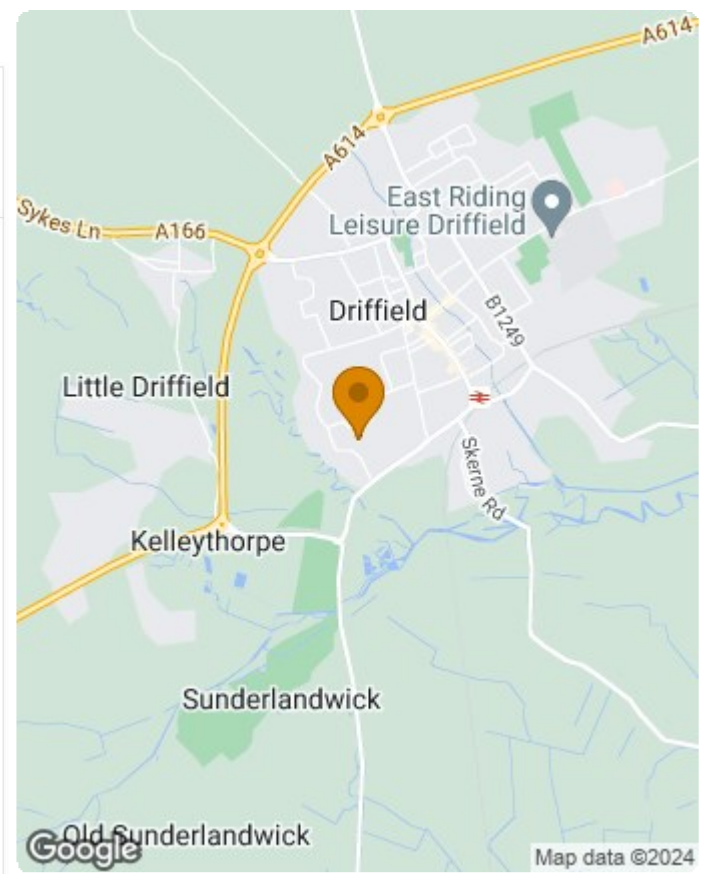
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Approximate total area¹⁾
49.67 m²
534.64 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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