

19 Pomona Way
Driffield
YO25 6YH

TO LET

£775 pcm

2 Bedroom Semi-Detached House

Ullyotts
EST 1891

01377 253456

19 Pomona Way
Driffield
YO25 6YH

UPVC GLAZED FRONT ENTRANCE DOOR
Opening into:

PORCH
Carpet. Central light fitting, Radiator,. Smoke alarm. Coat hooks. Door to:

LOUNGE
19' 3 (excluding bay)" x 14' 1 (excluding bay)" (5.87m x 4.29m)
With gas fire in "stone" surround and marble heath. Smoke alarm. CO alarm. Carpet. Vertical blinds. Two central light fittings. Understairs cupboard. Two radiators. Staircase to first floor. Door to:

KITCHEN
14' 0" x 9' 7" (4.27m x 2.92m)
Stainless steel sink unit. Built-in electric "Neff" oven and 4-ring electric "Neff" hob. "Bosch" washing machine*. CO alarm. "Hotpoint" fridge freezer*. One double and one single base unit. Three wall mounted cupboards. Tiled splashbacks. Vinyl flooring. Fluorescent strip light. Radiator. Door to rear garden.

LANDING
Carpet. Loft access. Smoke alarm. Central light fitting. Doors to:

BEDROOM ONE (REAR)
13' 1" x 11' 9" (3.99m x 3.58m)
Carpet. Vertical blinds. Central light fitting. Built-in wardrobes and drawer unit. Radiator. Over stairs cupboard housing hot water tank and immersion heater.

BEDROOM TWO (FRONT)
14' 1" x 11' 2" (4.29m x 3.4m)
Carpet. Central light fitting. Vertical blinds. Built-in shelving. Radiator.

BATHROOM
With white suite comprising panelled bath with "Mira" shower over and shower screen, basin in vanity unit and low-level WC. Vinyl flooring. Fully wall tiled. Shaver point. Roller blind. Central light fitting. Ladder-style radiator.

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.

GARAGE
There is no garage to the property but there is vehicular access.

GARDENS
Open plan lawned front garden. The rear comprises a patio area with lawn beyond and shrubs. Timber shed.

COUNCIL TAX BAND
Band B.

ENERGY PERFORMANCE CERTIFICATE
Rating C.

SERVICES
Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

PAYMENTS
Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £890.00

Monthly rent: £775.00

NOTES
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.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ullyotts.

Regulated by RICS

The digitally calculated floor area is 62 sq m (667 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Ullyotts

EST 1891





Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

www.ullyotts.co.uk

rightmove

RICS

The Property Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural

Professional | Planning | Valuations