



Penkori Church Lane, Driffield, YO25 8QZ

£185.000





A fantastic opportunity to acquire a three-bedroom semi-detached dormer bungalow offering generous and flexible living space, with great potential for modernisation.

The property features a through lounge diner and a breakfast kitchen, alongside a ground floor double bedroom and a convenient shower room. Upstairs, there are two additional double bedrooms connected by a Jack and Jill bathroom.

Externally, the home benefits from a private driveway, front gardens, an attached garage, and an additional side cabin—ideal for storage or conversion (subject to planning).

This well-located property offers huge potential for buyers looking to update and create a stylish, contemporary home to their own taste. Early viewing is recommended.

EPC:  
Council Tax: C  
Tenure: Freehold

### Front Garden

Includes a driveway to the front and rear of property, lawned and gravelled areas and planted borders.

### Entrance Hall

Side entrance door, staircase to first floor with banister and radiator.

### Lounge

16'10" x 10'10" (5.15 x 3.32)

Window to front, gas fireplace, radiator. Open square arch to dining room.

### Dining Room

9'7" x 11'10" (2.93 x 3.63)

Window to rear, coving to ceiling, radiator. Open square arch to living room.







### Breakfast Kitchen

14'7" x 13'0" (4.47 x 3.97)

Windows to the side and rear of property, a range of fitted wall and base units with complimentary work surfaces. Stainless steel bowl sink with single drainer, electric cooker point and space for free standing oven. Part tiled walls and radiator.

### First Floor Landing

Featuring storage to eaves.



### Ground Floor Bedroom

12'6" x 9'8" (3.82 x 2.96)

Window to front and side, carpet and radiator.

### Ground Floor Shower Room

5'4" x 7'10" (1.64 x 2.4)

Window to side, W.C, pedestal hand wash basin, step in shower, shaver point, part tiled walls and radiator.

### Bedroom 2

12'8" x 8'6" (3.87 x 2.6)

Window to side, built in cupboards, sink, carpet and radiator.

### Bedroom 3

9'10" x 13'10" (3 x 4.24)

Window to front, built in wardrobes and sink, carpeted and radiator.

### Bathroom

9'3" x 8'2" (2.82 x 2.49)

Jack and Jill bathroom with window to rear, W.C and panelled bath.

### Garage

15'4" x 11'5" (4.68 x 3.48)

Attached garage with up and over door, cold water supply and sink. Power and light points, pedestrian door to rear driveway and window to rear.

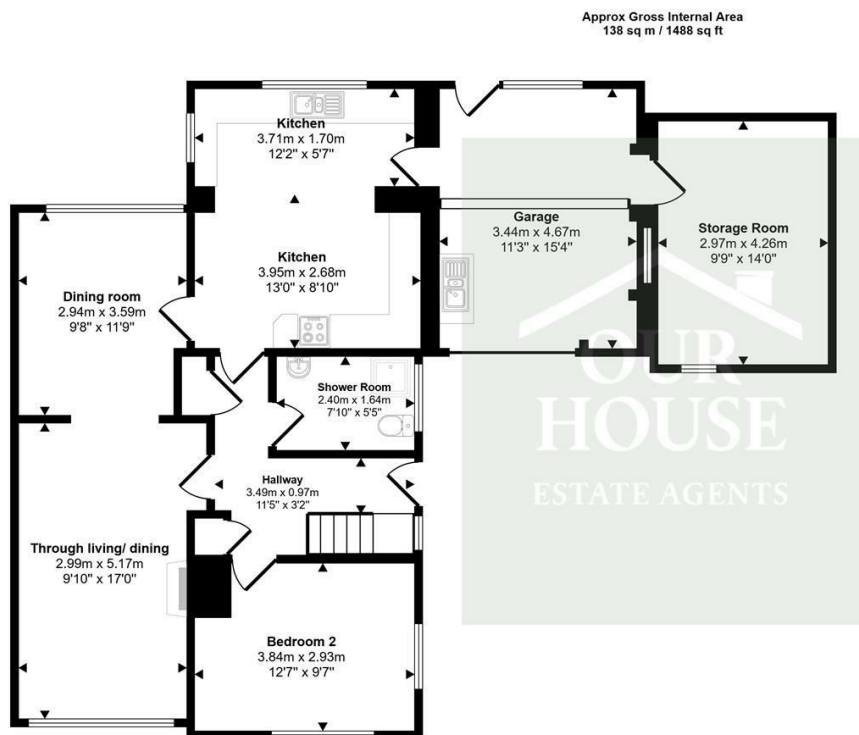
### Cabin

10'2" x 14'5" (3.12 x 4.4)

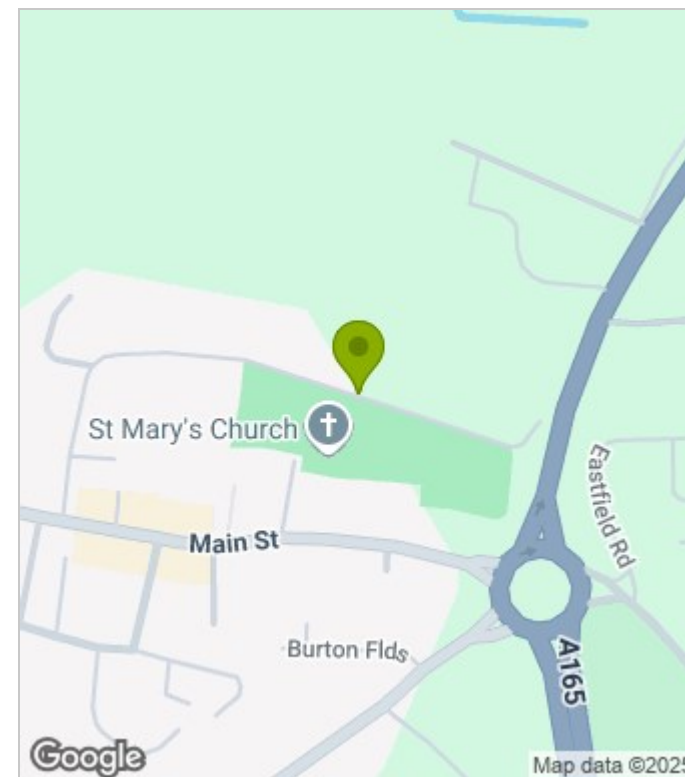
Side of garage, window to the front and radiator.








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### Energy Efficiency Rating

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

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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## Our House Estate Agents

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