



The Bungalow Cottage Farm, Bad Bargain Lane Osbaldwick

York, YO31 0LA

Guide Price £750,000

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A LINK DETACHED FOUR BEDROOM HOUSE WITH POTENTIAL BUILDING PLOT & DETACHED STUDIO. A genuine lifestyle property opportunity - Uniquely located within York's ring road to the east of the historic city centre, this delightful home is sure to appeal to a range of buyers, having the benefit of a recently upgraded heating system and versatile layout. The property lies within the draft local plan and has a vast amount of potential to enhance its surroundings with generous gardens and the option to increase the size of the plot on offer. Internally, it fully comprises: entrance hallway, 18' kitchen/dining room with dual aspect, lounge with bay window, utility room/WC, ground floor double bedroom, four piece house bathroom, first floor landing and three further double bedrooms.

To the outside is a 19' external studio with power, lighting and bi-fold doors, formal garden area, brick outbuildings, driveway with plenty of parking and a small orchard. The size of plot adjacent to the house can be negotiated depending on the buyers wishes, subject to necessary planning.

An accompanied viewing is essential.

Further details:

The Property lies within the recently incorporated adopted local plan and therefore considered as a medium to long term investment potential.

Entrance Hallway

Entrance door, double glazed window to front, stairs with spindle balustrade to first floor, double radiator, real wood flooring, power points, door to rear courtyard

Kitchen/Dining Room

14'2" x 18'5" (4.32m x 5.61m)

Dining area with double glazed French doors to front, tiled flooring, power points, opening to kitchen which has French doors to side, wooden Shaker kitchen units with stainless steel sink with mixer tap, window to front, space and plumbing for appliances, tiled flooring and power points

Lounge

18'1" x 14'5" (5.51m x 4.39m)

Windows to two aspects, log burner with surround and tiled hearth, oak flooring, two double panelled radiators, television point and power points

Utility/w.c.

Double glazed window to rear, base units with Belfast sink, low level w.c., plumbing/space for appliances, real wood flooring

Bedroom 4

10' x 9'1" (3.05m x 2.77m)

Window to front, double panelled radiator, carpets and power points





House Bathroom

18'2" x 5'10" (5.54m x 1.78m)

Window to rear, free-standing bath, wash hand basin, low level w.c., double panelled radiator, walk-in shower cubicle, towel radiator, recessed spotlights

First Floor Landing

Window to front, Velux to rear, carpets, power points, double radiator, spotlights

Bedroom 1

18'10" x 13' (5.74m x 3.96m)

Windows to two aspects including views to York Minster, two double panelled radiators, power points, oak flooring

Bedroom 2

13'11" x 13'8" (4.24m x 4.17m)

Window to front, Velux to rear, two radiators, oak flooring, power points

Bedroom 3

15'6" x 12' (4.72m x 3.66m)

Velux windows to two aspects, double panelled radiator, real wood flooring, power points

Externally

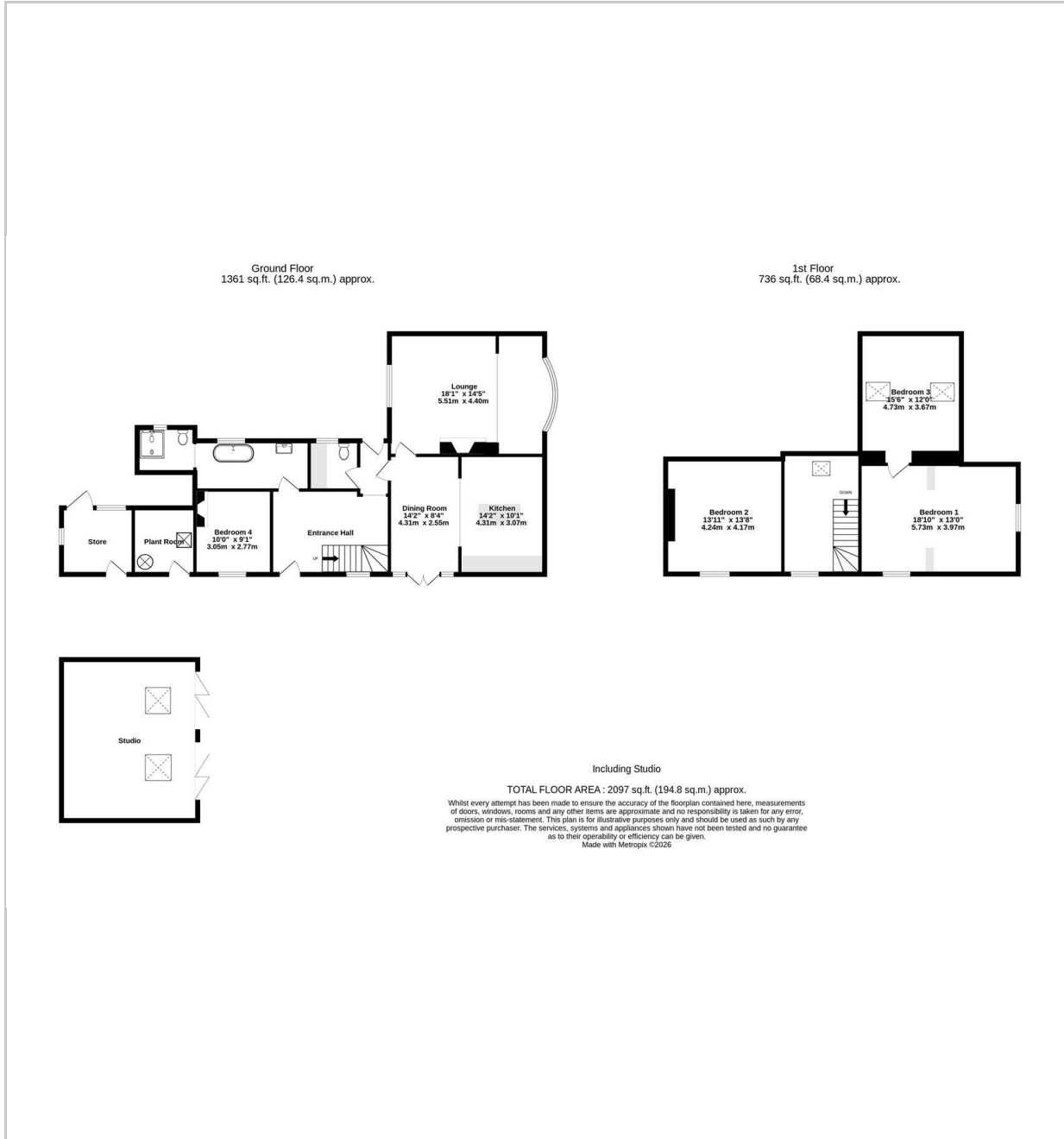
Brick outbuildings including log store and plant room, formal lawned garden, raised patio, gravel driveway, apple orchard, Detached studio (19' x 16'1") with two bi-folding doors, two Velux windows, power and lighting.

Agents Notes

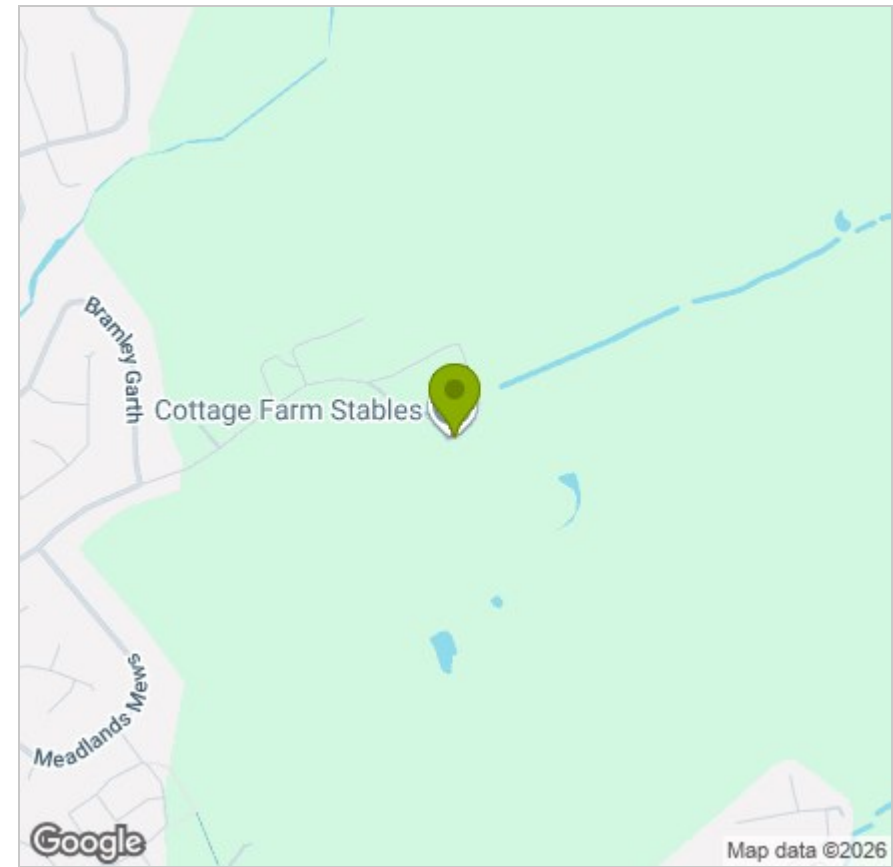
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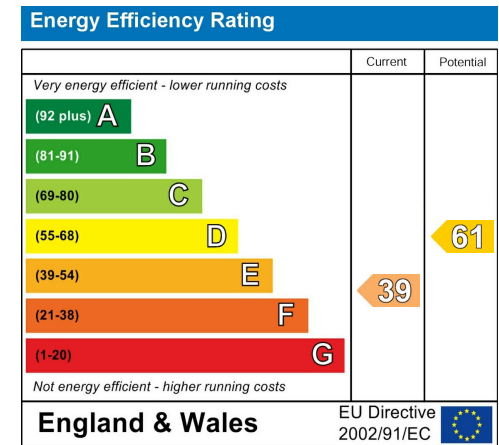
FLOOR PLAN



LOCATION



EPC



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