



The Bungalow & Paddock Cottage Farm, Bad Bargain Lane Osbaldwick

York, YO31 0LA

Offers In Excess Of £750,000

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A link-detached four bedroom house with two acre paddock and 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. Internally, it fully comprises: entrance hallway, 18' kitchen/dining room with dual aspect, lounge with bay window, utility room/w.c., 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-folding doors, formal garden area, brick outbuildings, driveway with plenty of parking and a small orchard. The two acre grass paddock with mature trees and the fence line is located close to Bad Bargain Lane with additional timber storage sheds.

#### Further details:

The Property lies within the recently incorporated adopted local plan and therefore considered as a medium to long term investment potential. There will be an overage payment in the contract for any building on the paddock.

#### 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. Two acre paddock, mature trees, timber outbuildings, clear fence line/

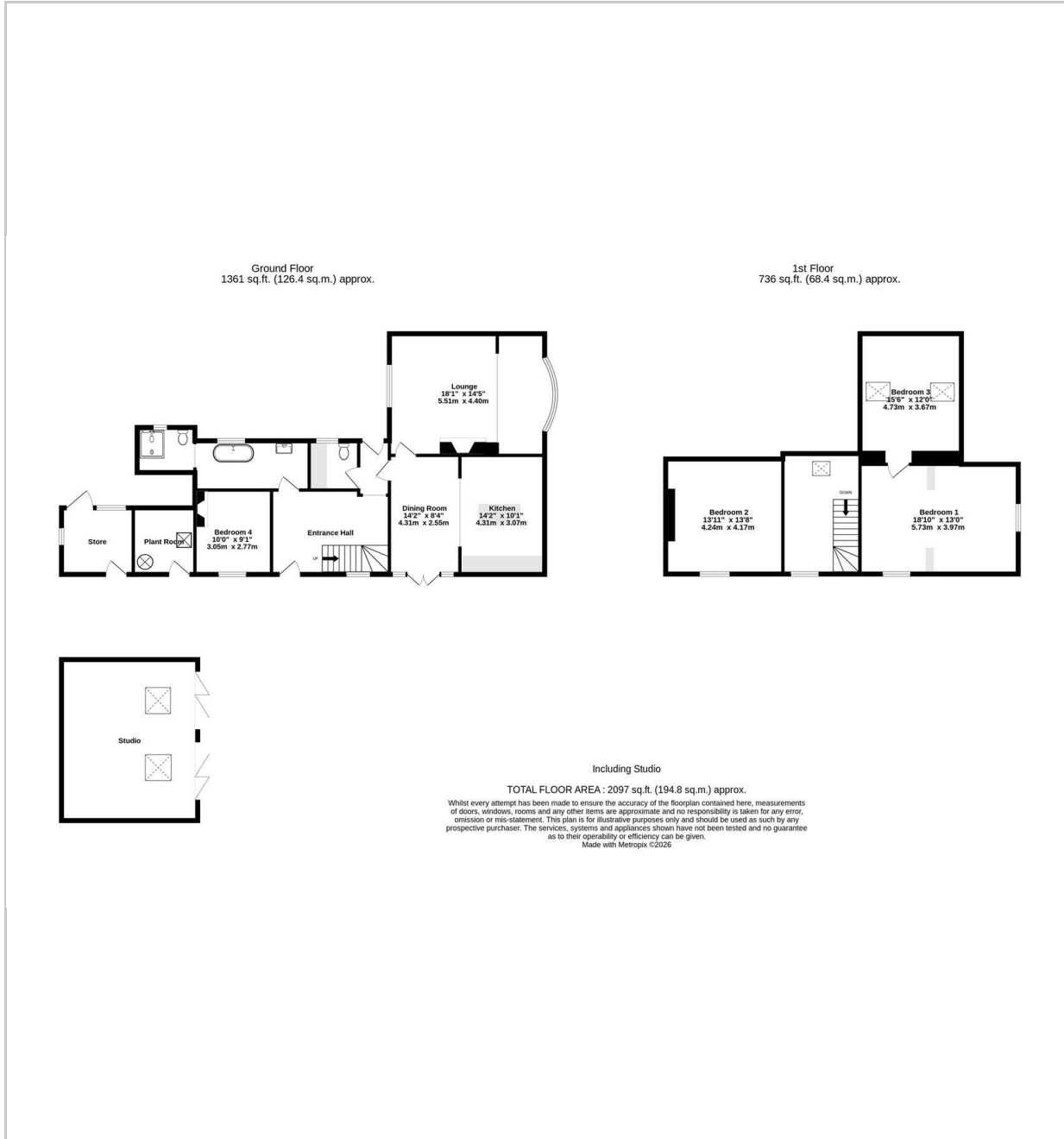
There will be an overage payment in the contract for any building on the land. Please call Churchills Estate Agents for further information.

### Agents Notes

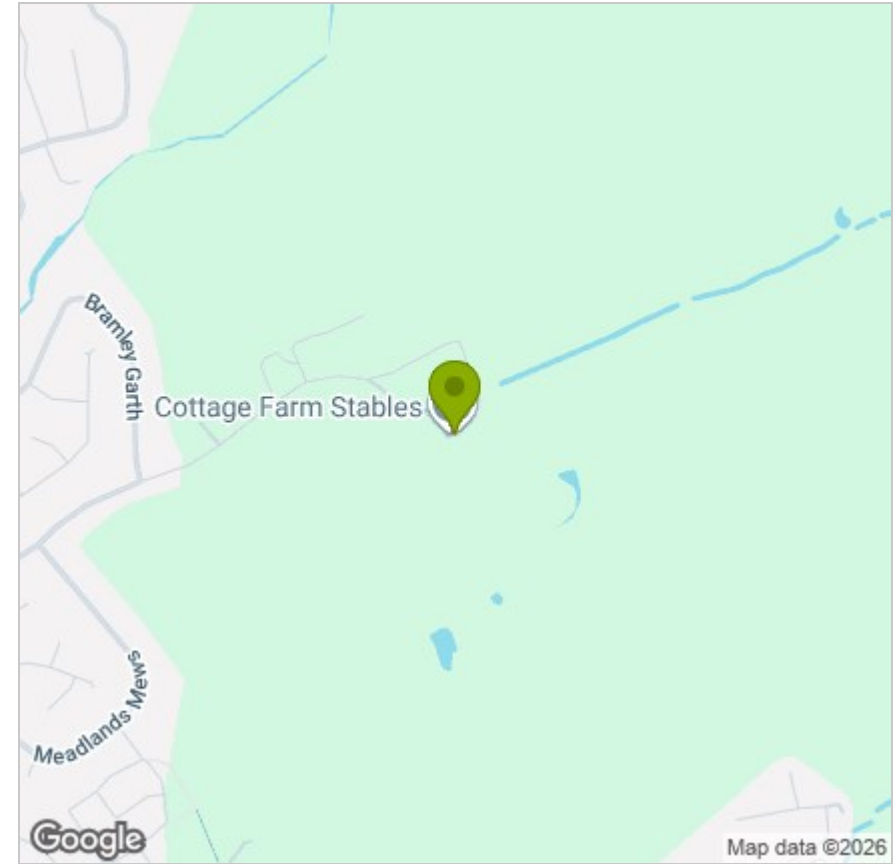
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



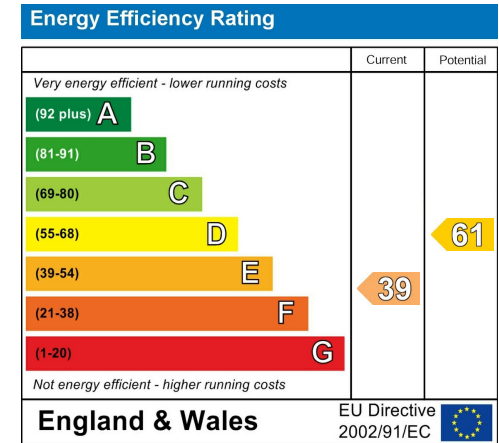
# FLOOR PLAN



# LOCATION



# EPC



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