



ROB LETTS

PROPERTY
exp[®] UK

Bad Bargain Lane, York

Guide Price £475,000

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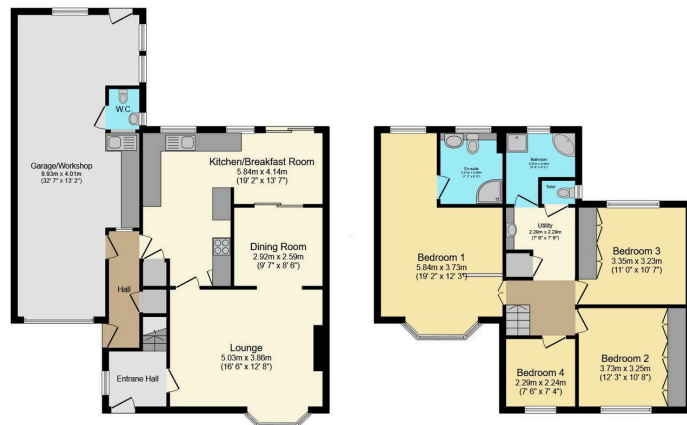
RL0918 - Situated in the ever-popular Appletree Village, nestled between Stockton Lane and Osbaldwick, this substantial detached four-bedroom home offers the very best of both worlds – city convenience with a countryside feel.

The property is offered with no onward chain and provides spacious and versatile accommodation with fantastic scope for improvement. The ground floor features a bright bay-fronted lounge, dining room, and a breakfast room leading to the kitchen. Upstairs, there are four well-proportioned bedrooms, including a master with ensuite, together with a house bathroom and separate W/C.

One of the real highlights is the attached garage/workshop, complete with utility area and its own W/C, which offers excellent potential for a variety of uses. Externally, the home benefits from a landscaped rear garden with mature borders, a neat front garden, and ample driveway parking.

The location is superb, with local amenities close by, highly regarded schools within walking distance, and regular bus routes into York City Centre. Just outside your door are open fields, rural footpaths and cycle routes, ideal for dog walks or weekend adventures. Priced accordingly to reflect the need for some updating, this is a rare opportunity to secure a family home with both potential and position.





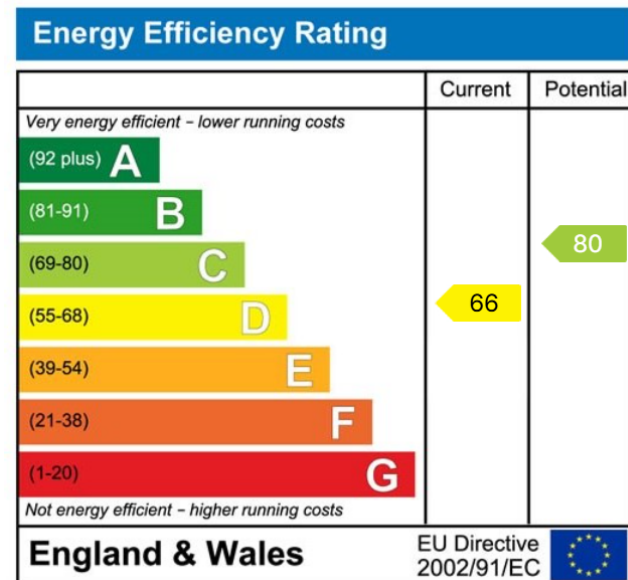
Ground Floor
Floor area 98.0 sq.m. (1,054 sq.ft.)

First Floor
Floor area 70.5 sq.m. (758 sq.ft.)

Total floor area: 168.4 sq.m. (1,813 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Detached four-bedroom family home
- Situated in Appletree Village, between Stockton Lane & Osbaldwick
- Open views to the front
- Large garage/workshop with utility and W/C
- Ample off-street parking
- Master bedroom with en-suite
- Huge potential to modernise/extend
- Spacious lounge and dining room
- Low maintenance rear garden and neat front garden
- Quote RL0918 when calling to book your viewing



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07538 298 866



roblettts.exp.uk.com



rob.letts@exp.uk.com