



**The Bungalow, Cottage Farm Bad Bargain Lane, Osbaldwick York YO31 0LA**



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**The Bungalow, Cottage Farm Bad Bargain Lane, Osbaldwick York**

\*\*\*FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA \*\*12TH MARCH 2024 \*\*\*9.30 am START\*\*\*CONTACT THE AUCTIONEERS TO REGISTER NOW\*\*\*GUIDE PRICE £1,400,000\*\*\*



### Entrance Hall

The entrance hall to the home has wood flooring throughout, the stairs up to the first floor, a radiator and a window to the front.

### Lounge

18' 1" max x 13' 1" into recess ( 5.51m max x 3.99m into recess )

A wonderful lounge with solid wood flooring throughout, a lovely log burner and two windows to the side which boasts beautiful countryside views.

### Dining Kitchen

18' 10" max x 13' 11" max ( 5.74m max x 4.24m max )

A superb, open plan kitchen/diner with tiled flooring, a kitchen island with a breakfast bar, an integrated dishwasher, a cooker hood, space for a cooker, space for a fridge/freezer, wood worktops. space for a dining table and a window to the front of the property with countryside views.

### Landing

A carpeted landing with space for a potential office area, a radiator, a skylight and a window to the front of the home.

### Bedroom One

18' 9" max x 11' 11" max ( 5.71m max x 3.63m max )

The first double bedroom has sloping ceilings, solid wood flooring, a window to the front, a window to the side of the home and two radiators.

### Bedroom Two

14' 2" + recess x 11' 11" ( 4.32m + recess x 3.63m )

The second double bedroom has solid wood flooring, sloping ceilings, a skylight, a radiator and a window looking over the front of the home,

### Bedroom Three

10' x 7' 4" + recess ( 3.05m x 2.24m + recess )

To the ground floor there is a good size, single bedroom with carpeted floors, a radiator and a window to the front.

### Bathroom

The house bathroom has a free standing bath tub, a shower cubicle, a w.c, a wash hand basin, a radiator, a towel radiator and two windows to the rear of the home.

### Versatile Room

13' x 8' 9" + recess ( 3.96m x 2.67m + recess )

This room is currently used as a bedroom, however it is accessed via another bedroom, this space has two skylights, wood flooring, a radiator and sloping ceilings.

### Exterior

The exterior of the home boasts front and side, lawn gardens with gated access, as well as the additional 2 acres of land that comes with the property.

### Boiler Room

7' 3" x 7' 3" ( 2.21m x 2.21m )

The boiler room is accessed via the exterior of the home, which homes an oil boiler which was fitted in 2023.



Ground Floor



First Floor

### Auction Information

Important Notice:

For each Lot, a contract documentation fee of £1500 (inclusive of VAT) is payable to the Auctioneers by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Registration for bidding online will close the Friday before the auction sale. Please ensure you register and submit all the details and documents required in time. Without authorisation to bid prior to the sale you will be unable to bid in the auction.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **The Bungalow, Cottage Farm Bad Bargain Lane, Osbaldwick York**

- AUCTION DATE 12TH MARCH 2024
- A CHARMING THREE BEDROOM BUNGALOW
- SITUATED ON APPROX TWO ACRES OF LAND
- PROPOSED ALLOCATION FOR A NEW 'GARDEN VILLAGE'
- A RARE AND UNMISSABLE OPPORTUNITY

Tenure: Freehold EPC Rating: F

guide price

**£1,400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR108630 - 0005

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