



**Bad Bargain Lane, York YO31 0QN**

**welcome to**

**Bad Bargain Lane, York**

A fantastic opportunity to purchase this superb, three bedroom home, situated on a generous corner plot that boasts masses of potential to create a substantial family home. Positioned to the east of York, and within the popular residential area of Burnholme.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

The entry hall has laminate flooring, a radiator and an understairs storage cupboard.

## Lounge

10' 6" x 9' 10" + bay ( 3.20m x 3.00m + bay )  
A carpeted lounge which is open to the dining room with a bay window looking over the front of the home, two radiators and a fireplace.

## Kitchen

8' 2" + recess x 6' 5" ( 2.49m + recess x 1.96m )  
A fitted kitchen with wall/base units, plumbing for a washing machine, space for a washing machine, space for a fridge/freezer, a radiator, a window to the side, a window to the rear and a door in to the garden.

## Landing

A carpeted landing with a window to the side.

## Bedroom One

11' 7" into bay x 8' 9" to front of wardrobes ( 3.53m into bay x 2.67m to front of wardrobes )  
A carpeted double bedroom with a radiator, fitted wardrobes and a bay window to the front of the home.

## Bedroom Two

11' 11" x 8' 10" into recess ( 3.63m x 2.69m into recess )  
The second double bedroom has carpeted floors, a window to the rear, a radiator and fitted wardrobes.

## Bedroom Three

6' 7" x 5' 10" ( 2.01m x 1.78m )  
The third bedroom is a single with wooden floorboards and a window to the front.

## Bathroom

The bathroom has a shower over the bath tub, a w.c, a wash hand basin, a radiator, a window to the rear and the loft access.

## Exterior

The front of the home has a fenced driveway which leads to the carport and a good side lawn garden to the side, offering great potential to extend (stpp). Around to the rear of the home, there is a good size, lawn garden with a storage shed and an outbuilding which holds the boiler and additional storage space.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



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## Bad Bargain Lane, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A TRADITIONAL THREE BEDROOM HOME
- SITUATED ON A GREAT SIZE, CORNER PLOT

Tenure: Freehold EPC Rating: D

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

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