



House & Two Acres Cottage Farm, Bad Bargain Lane Osbaldwick

York, YO31 0LA

Guide Price £750,000



A LINK DETACHED FOUR BEDROOM HOUSE WITH OUTBUILDINGS AND APPRIOX TWO ACRES OF PADDOCK - SITUATED WITHIN YORK'S ADOPTED LOCAL PLAN

A rare opportunity to acquire a unique lifestyle property set within York's outer ring road, offering an attractive combination of immediate residential appeal and longer-term investment potential.

The property comprises a link-detached four-bedroom house, a range of useful outbuildings, and approximately two acres of adjoining paddock, all located to the east of York's historic city centre, just off Bad Bargain Lane.

A particular feature of this property is its position within York's adopted Local Plan, making it of interest to purchasers seeking a property with future strategic potential, subject to all necessary planning consents and approvals.

The extent of the land included adjacent to the house is negotiable, allowing purchasers flexibility to tailor the acquisition to their individual requirements, subject to the necessary planning considerations.

Properties of this nature and location are seldom available, presenting an exceptional opportunity for homeowners, investors, and those seeking a long-term landholding in a highly regarded area.

Viewings are strictly by appointment only.

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

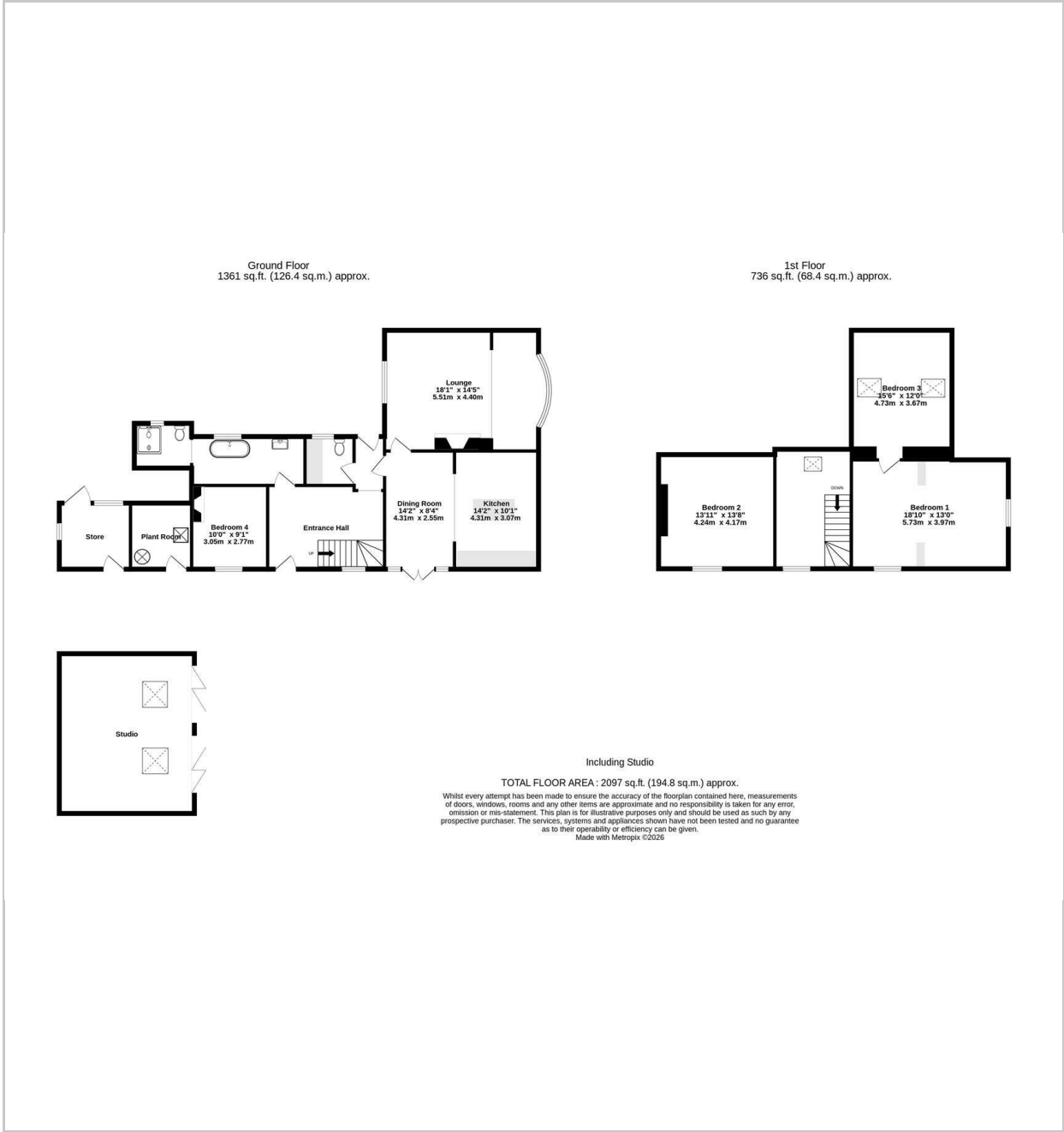
Brick outbuildings including log store and plant room, formal lawned garden, raised patio, gravel driveway, apple orchard, Detached studio (19' x 16'1") with two bi-folding doors, two Velux windows, power and lighting.

Agents Notes

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.

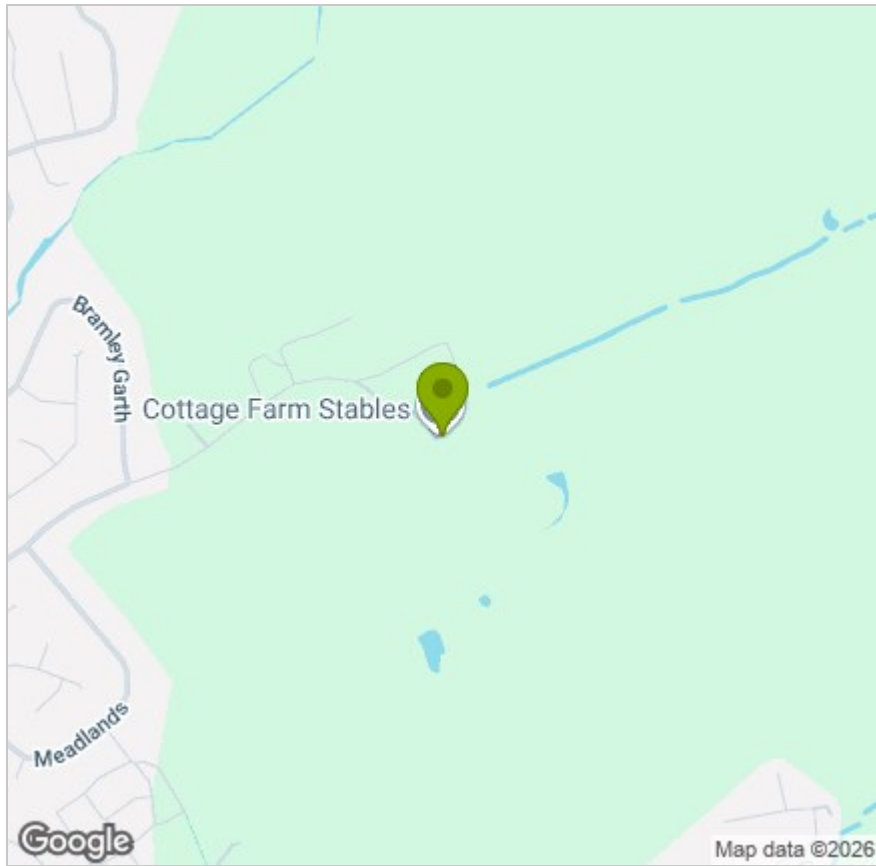


FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

