

**£400,000**

**Bad Bargain Lane, Appletree Village, YO31**



- Three/Four Bedrooms
- Full Length Lounge
- Enclosed Garden
- Versatile layout
- Attached Garage
- Vacant Possession

Simon Says "An excellent opportunity to purchase this well proportioned and versatile family home that although requireing some internal modernising, has been well maintained by the vendors. Located in Appletree Village, this is a sought after spot within the city!"

# Bad Bargain Lane, Appletree Village, YO31

## Entrance Hall

Upvc double glazed door and window, carpet, power points, radiator, staircase

## Lounge

Upvc double glazed window and sliding patio doors, TV point, carpet, power points, radiator, living flame gas fire

## Kitchen

A range of wall and base units, sink and drainer unit with mixer tap, plumbing for washing machine, space for electric cooker, Upvc double glazed window and door, tiled flooring, power points

## Dining Room/Bedroom 4

Upvc double glazed window, carpet, power points, radiator

## Bathroom

A three piece white suite comprising panelled bath with shower attachment, wash hand basin with base unit, WC, heated towel rail, Upvc double glazed opaque window, tiled flooring

## 1st floor landing

Upvc double glazed window, carpet, radiator

## Bedroom 1

Upvc double glazed windows, carpet, power points, radiator, loft access

## Bedroom 2

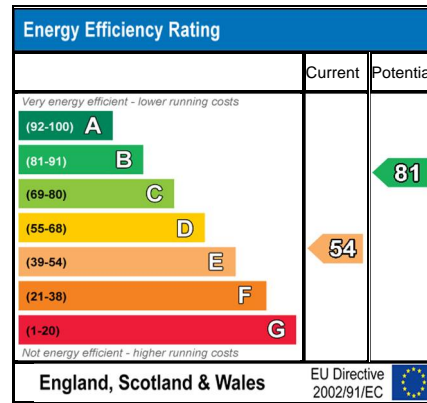
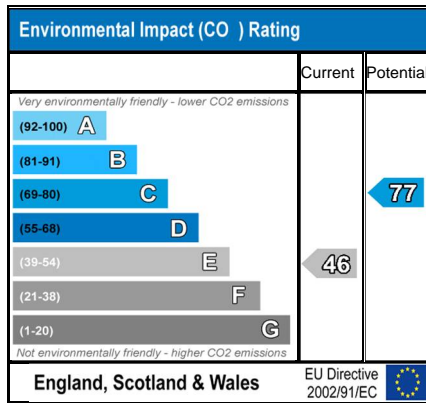
Upvc double glazed windows, fitted wardrobes and drawers, power points, radiator, carpet

## Bedroom 3

Upvc double glazed window

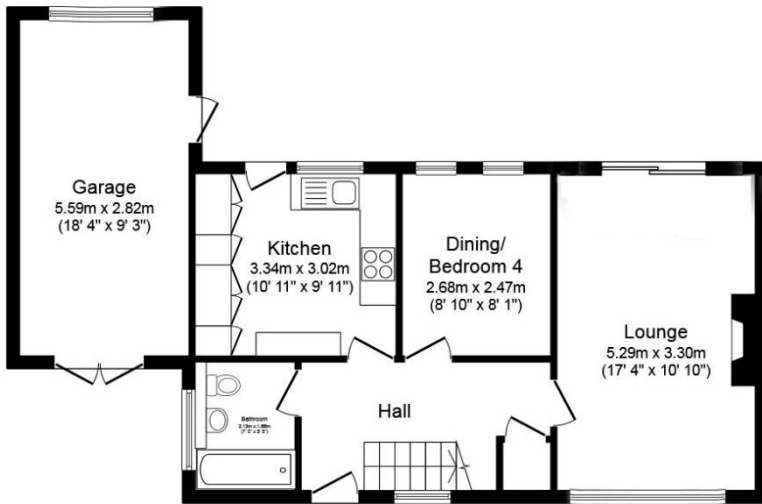
## Outside

To the rear is an enclosed and well proportioned garden laid mainly to lawn with various trees, bushes and borders. At the front is a further garden with a driveway and a garage with double doors, windows, power and lighting



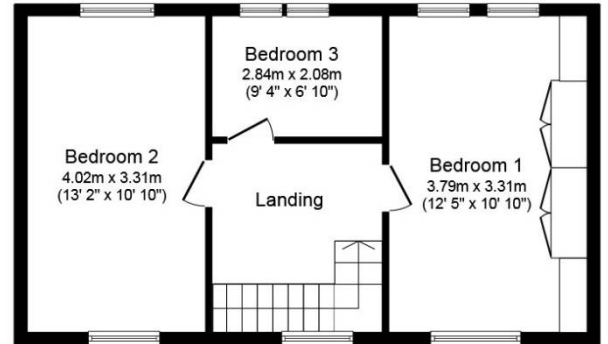






### Ground Floor

Floor area 64.9 sq.m. (699 sq.ft.) approx



### First Floor

Floor area 48.9 sq.m. (526 sq.ft.) approx

Total floor area 113.8 sq.m. (1,225 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Directions

From York City Centre, Head south-east on King's Sq towards St Andrewgate. Then, continue onto Colliergate and turn left onto The Stonebow. At the roundabout, take the 1st exit and stay on The Stonebow, and continue onto Peasholme Green. Continue from there onto Layerthorpe, and then to Hawthorn Grove. At the roundabout, take the 2nd exit onto East Parade. Turn right onto Melrosegate. At the roundabout, take the 1st exit onto Tang Hall Lane. From here you will turn left onto Fourth Avenue and continue to Bad Bargain Lane. The destination will be on your right.

## Location

Bad Bargain Lane is well served by local shops and amenities whilst also being in the catchment area of Archbishops of Holgate School. York University & recently built York Sports Village are close by. There are frequent bus links to York City Centre and Railway Station. The A64 is also nearby providing links to Leeds and A1079 for Hull.



### VIEWING BY APPOINTMENT WITH AGENTS INDIGO GREENS

The Raylor Centre, James Street, York, YO10 3DW T: 01904 373044 E: sales@indigogreensyork.co.uk W: www.indigogreensyork.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.