



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

- WELL MAINTAINED
- GARDEN
- CLOSE TO AMENITIES
- DRIVEWAY
- OPEN PLAN LIVING
- VIEWING ADVISED

£300,000

**HUNTERS®**

HERE TO GET *you* THERE

# Bad Bargain Lane, , York, YO31 0QN

## DESCRIPTION

A well-presented, three bedroom semi-detached home in a popular residential location, just over a mile from York's historic city walls.

Upon entering the property you have an entrance hall with stairs leading to the first floor and a useful understairs storage cupboard.

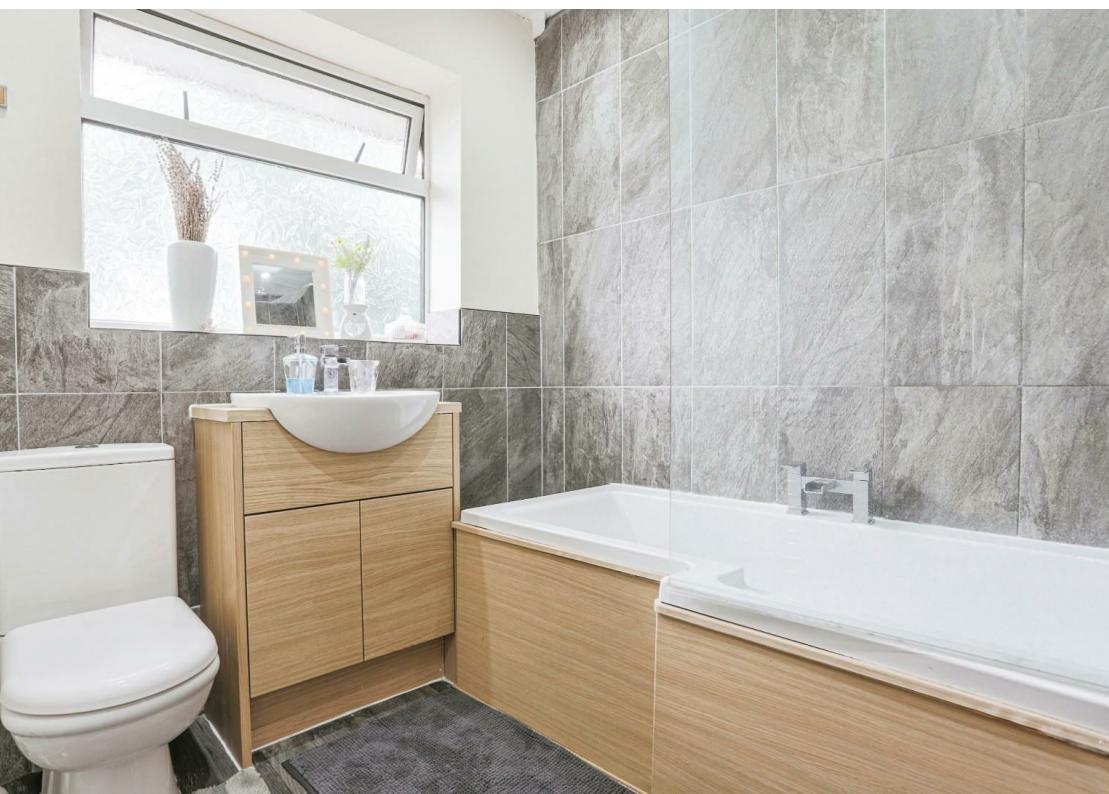
The remainder of the ground floor has been made into a fabulous, open plan living space with a kitchen area boasting a range of base and wall units as well as a breakfast bar. There is plenty of room for a seating area as well as dining table and chairs. A bay window to the front and patio doors to the rear fill the space with natural light.

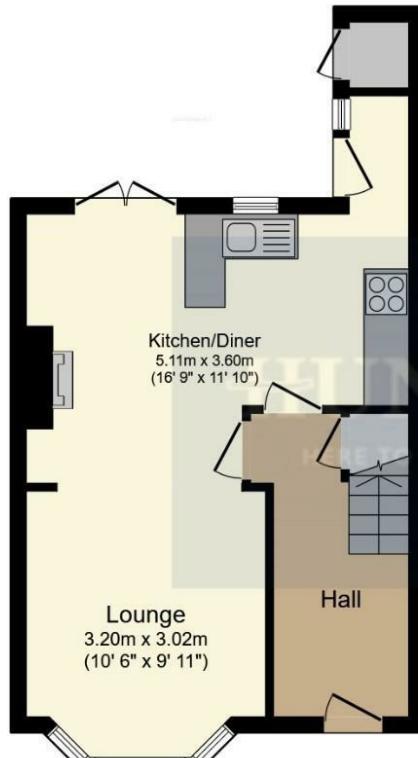
To the first floor you have three bedrooms and the family bathroom with sink and vanity unit, W.C and "P-Shaped" bath with shower over.

Externally there is a driveway providing off street parking for multiple vehicles, to the rear is a good size lawned garden.

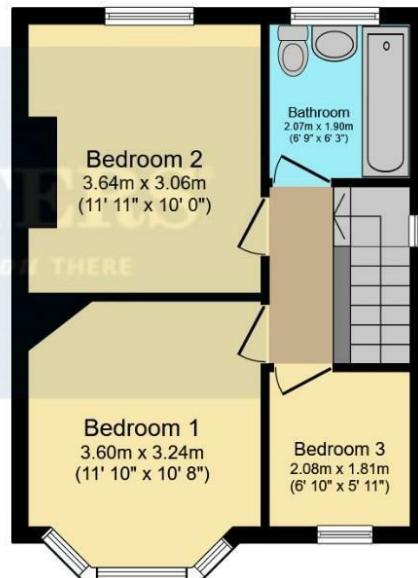
Viewing of this property is highly recommended to truly appreciate all it has to offer.







**Ground Floor**



**First Floor**

Total floor area 72.8 m<sup>2</sup> (783 sq.ft.) approx

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)

### Viewings

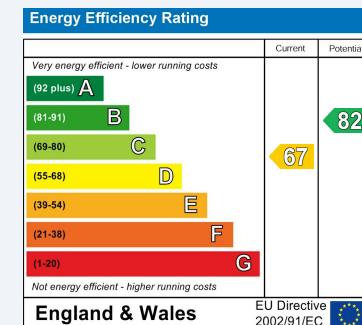
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.