





# Bad Bargain Lane Burnholme, York YO31 0PE

Asking Price £500,000



Beautifully presented throughout, is this substantial and renovated four bedroom detached house. Set on a spacious plot, with gardens across three aspects, this property is ready to move into and could be a wonderful family home. Positioned to the east of York and within the popular residential area of Burnholme which offers access to a range of local amenities and schools, this property is expected to be popular on the open market.

Updated with a no expense spared approach, this property offers a beautiful entrance hall with a tall vaulted ceiling and sky light. The principal reception room is to the right and benefits from large windows across two aspects, allowing light to flood through. Beautifully decorated throughout, this room also offers a stunning wood burning stove with built in storage either side of the chimney breast. Directly across the hall is the second reception room that also looks out to the front of the property but could also be used as a ground floor bedroom. The true hub of the home is the open plan kitchen living diner set to the rear of the property. Comprising of stylish shaker style wall and base units, all of which are complimented by solid worktops with the central island offering solid oak worktop. A range of appliances are integrated into this space including a fridge, freezer, two ovens, induction hob and dishwasher. Whilst the space offers enough room for a dining area, the kitchen island has a lipped worktop to create a breakfast bar for more casual dining. Intricately designed, the owners have installed built in speakers to this space along with underfloor heating. French doors lead out to the garden. The ground floor accommodation is completed by the convenient utility room, w/c and integral garage.

On the first floor are three well proportioned bedrooms, with the master bedroom boasting a beautiful walk in ensuite, and a three piece family bathroom.

Council Tax Band- D  
EPC Rating - C





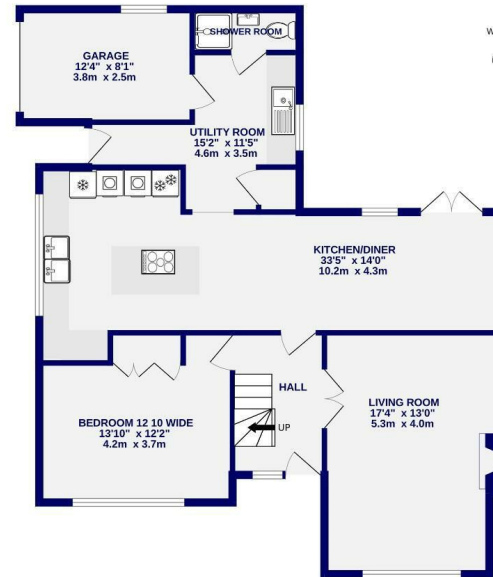


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Freehold  
Council Tax Band - D

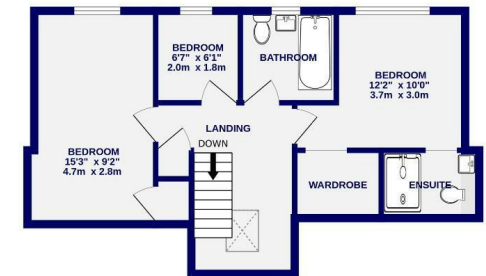
- Detached House
- Four Bedrooms
- Immaculately Presented Throughout
- Open Plan Kitchen Living Diner
- Inbuilt Speakers & Underfloor Heating
- Three Bathrooms
- Gardens Across Three Aspects
- EPC- C

GROUND FLOOR  
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



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