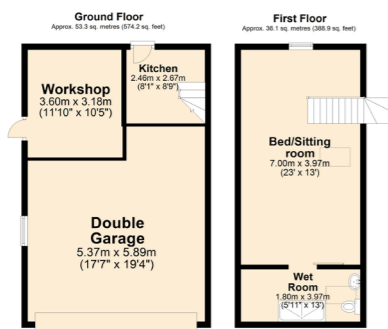
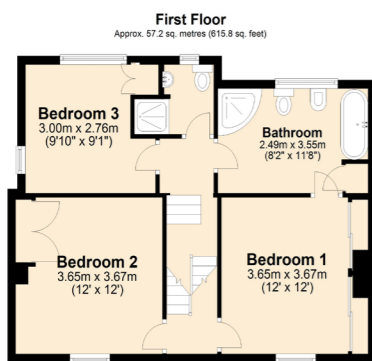


Total area: approx. 135.2 sq. metres (1454.9 sq. feet)  
 Floorplan of existing building.  
 Plan produced using PlanIt360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



**Guide Price**  
**£575,000 to £600,000**

**West Lodge,  
 Allerthorpe**

**HEATING & INSULATION**

Gas-fired radiator central heating and double glazing in timber frames.

**SERVICES**

All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**

The property is held under freehold title with vacant possession on completion

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'.

**VIEWING**

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

Tiled floor, radiator and understairs cupboard.

#### LOUNGE / DINING ROOM

A through living space. The room includes a front sitting area with open dog grate fire flanked by an alcove with cupboards and a bay window to the rear dining area which includes fitted cupboards concealing a work station and shelving. Three radiators.

#### SITTING ROOM

Wood burner set within the chimney breast with an alcove bookcase and cupboard. French doors and radiator. Open plan to:

#### DINING KITCHEN

Well appointed with Shaker-style cabinets and marble worktops to include a breakfast bar and inset sink. Appliances include a gas 2 oven AGA, an electric oven and gas hob with extractor hood, microwave, dishwashing machine and fridge freezer. Timber floor with attractive garden views from a picture window and French doors leading to the terrace. Radiator.

#### SIDE ENTRANCE

With a range of fitted cloaks and broom cupboards. Radiator.

#### UTILITY / WC

Fitted base and wall unit with woodblock worktop including wash basin. Plumbing for automatic washing machine, low level toilet suite and radiator.

### FIRST FLOOR

#### LANDING

Split level.

#### BEDROOM ONE

Full length range of sliderobes and radiator.

#### JACK & JILL BATHROOM

Equipped with a double-ended bath, corner shower unit, bidet, low level toilet suite and wash-hand basin. Splashback wall tiling, cupboard housing gas boiler and hot water tank.

#### BEDROOM TWO

Built-in double wardrobe and bookshelves. Radiator.

#### BEDROOM THREE

Built-in wardrobe. Radiator.

#### SHOWER ROOM

Fully tiled and including a plumbed shower unit, low level toilet suite and wash-hand basin.

### EXTERNAL

#### GARAGE AND ANNEX

A modern (2019) detached outbuilding.

### GROUND FLOOR

**Double Garage:** With electric roller door and gas boiler.

#### Workshop / Store

**Entrance / Kitchen:** Fitted units with woodblock worktop incorporating an inset sink include a built-in fridge. Tiled floor and radiator.

### FIRST FLOOR

**Bedroom / Living Space:** Timber floor, fitted wardrobes and radiator.

**Wet Room:** Fully tiled walls and floor. Shower area including rainfall and hand shower unit, toilet and wash-stand with hand basin. Shelving.

### GARDEN

The site has a long road frontage bounded by a beech hedge with an electric sliding vehicle gate to the driveway serving the garage and running up to the house, flanked by a lawn with borders. Landscaped areas to the rear of the house include paved terraces with feature box hedging and a raised bed. The rear of the plot overlooks an open grassed area with mature trees.

# West Lodge, Allerthorpe, YO42 4RW

## DESCRIPTION

West Lodge is a detached period house of character within a very desirable village setting. Allerthorpe's popularity arises from the attractive mature and picturesque surroundings in this central part of the village and the close proximity to a wide range of locations and facilities. The traditional original property has been sympathetically extended and modernised to retain features whilst providing modern conveniences to the well appointed accommodation. Open fires and beamed ceilings have been retained in the generous ground floor living areas which include a beautifully appointed open plan living kitchen enjoying views out onto the garden and open green space adjoining the property. More recently a substantial detached garage and workshop building has been constructed to include a self contained annex which provides opportunities for multi generational living, home office/studio or potential income from holiday letting.

## SITUATION

Allerthorpe village is a couple of minutes drive south of the A1079 which connects the historic city of York (approx 13 miles) with Hull (approx 25 miles). It is under 2 miles into the market town of Pocklington which provides a full range of shopping and schooling including Pocklington Independent School. The area has facilities for most sports, with a lakeland park in the village itself. It is about 26 miles to the A1M and trains run to London Kings Cross from York.

