

# HUNTERS®

HERE TO GET *you* THERE

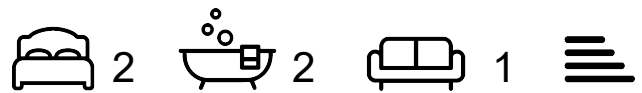


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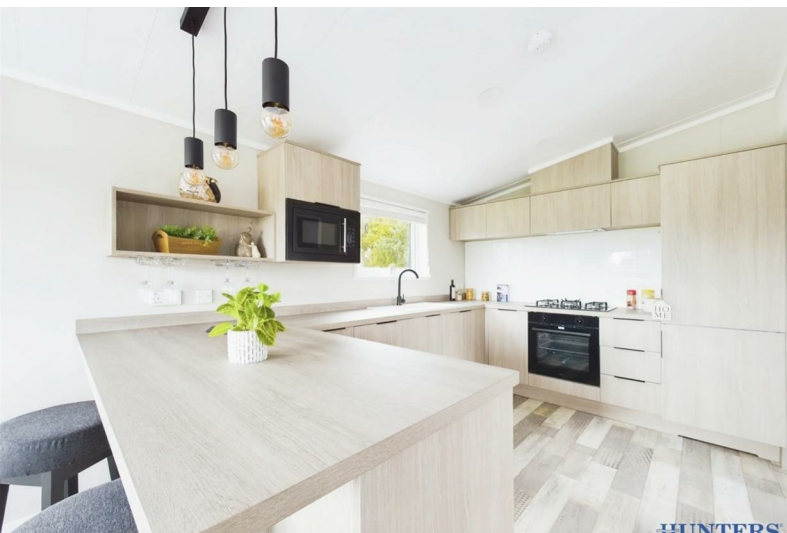
## Southmoor Park The Balk

Pocklington, York, YO42 2NX

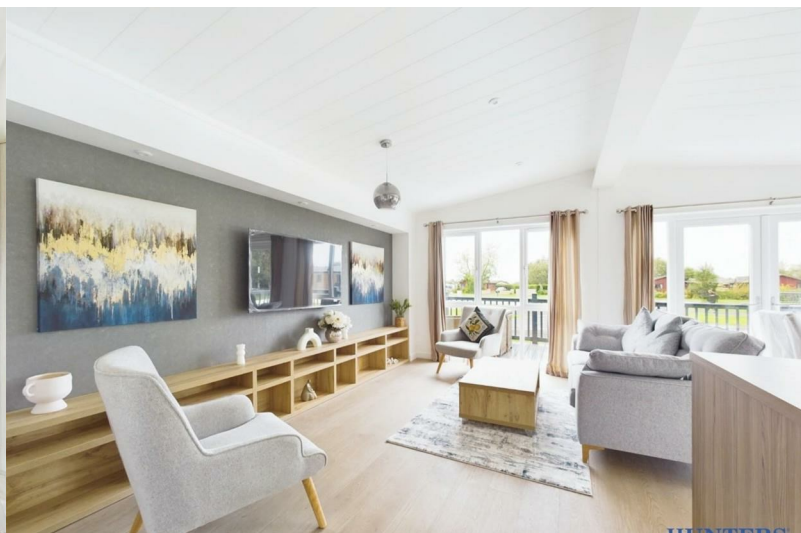
Prices From £100,000



Council Tax:



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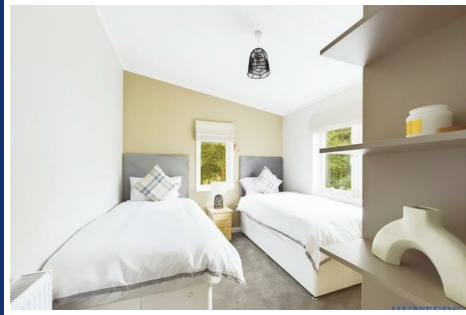


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# 8 Southmoor Park The Balk

Pocklington, York, YO42 2NX

Prices From £100,000



## Overview

Hunters are proud to introduce a selection of stunning and immaculate two and three bedroom Park Homes. Offering the perfect retreat for families, couples, and holidaymakers alike, situated in a prime location on the outskirts of Pocklington with excellent public transport links, local amenities, and plenty of walking and cycling routes nearby. The beautifully presented properties boast a range of features that make it truly unique with 20 properties to choose from on the site.

As you enter the properties, you are greeted by spacious and open-plan reception rooms. The abundance of natural light creates a warm and inviting atmosphere, complemented by the elegant fireplace that adds a touch of sophistication. The reception rooms seamlessly flow into the open-plan kitchen, making it ideal for entertaining guests or spending quality time with family. The modern appliances and kitchen island are perfect for those who enjoy cooking and hosting gatherings.

The lodges offer two double bedrooms, with the first bedroom impressively featuring an en-suite bathroom. Additionally, the first bedroom offers the convenience of built-in wardrobes providing ample storage space for your belongings. The second bedroom also offers built-in wardrobes, ensuring that every inch of the property is utilized effectively.

To accommodate the needs of a modern lifestyle, this Park Home consists of not just one, but two bathrooms. The main bathroom features a tastefully designed three-piece suite, with en-suites benefitting from shower cubicle, hand basin and

WC. Both bathrooms are finished to a high standard and contribute to the overall pristine condition of the property.

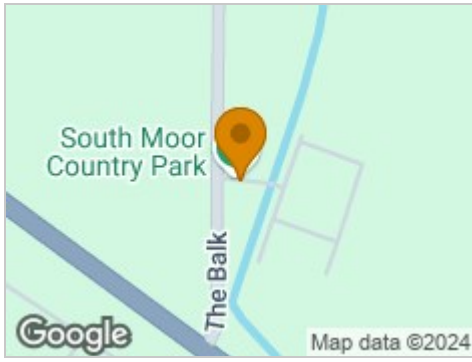
Designed to residential specifications, owners of these Park Homes benefit from a 52-week licence, allowing them to enjoy the property all year round and with the 12-month holiday use option ensures flexibility. Moreover, the ground rent is attractively priced at £3300 per annum, making it an affordable and desirable investment. Additionally, the current owner has already paid the site fees until 1 April 2024, providing convenience and peace of mind for the new owner.

In conclusion, these immaculate Park Homes offer a truly exceptional living experience. From the spacious reception rooms to the open-plan kitchen with modern appliances, the properties have been meticulously designed with comfort and style in mind.





## Road Map



## Hybrid Map



## Terrain Map



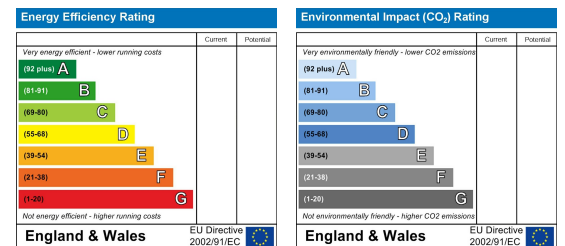
## Floor Plan



## Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.