



## Allerthorpe Golf & Country Park, Allerthorpe, York, YO42 4RL

- HOLIDAY LODGE
- HOT TUB
- TWO BEDROOMS
- RESTAURANT AND GOLF COURSE ON SITE
- ENSUITE
- PARKING

**£80,000**





# Allerthorpe Golf & Country Park, Allerthorpe, York, YO42 4RL - £80,000

## DESCRIPTION

A beautifully presented, two bedroom lodge currently run as a successful holiday let on a popular site with an onsite golf course and restaurant.

Upon entering the property you have an open plan living dining kitchen, filled with light from windows to three elevations and patio doors leading to the decked area outside. The kitchen benefits from a range of base and wall units with integrated appliances.

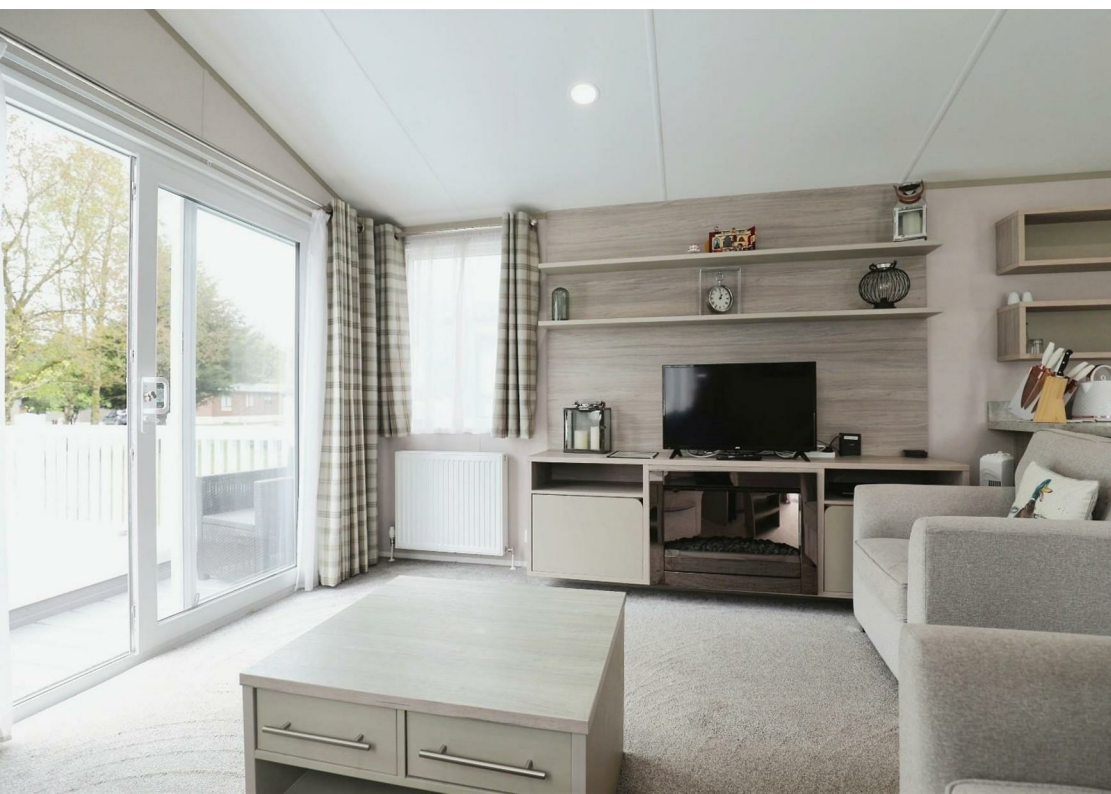
There are two bedrooms, the main with ensuite shower room, a separate shower room completes the internal accommodation.

Externally the property has a decked seating area with sunken hot tub and off street parking.

The site itself is located in the quiet village of Allerthorpe, just a short drive from the market town of Pocklington, approximately 10 miles from York whilst also providing access to the East Coast. There is an onsite bar and restaurant as well as 9 hole golf course. Allerthorpe village also enjoys a village pub and Lakeland Park offering a range of water sports.

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

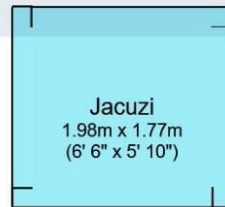








**Floor Plan**



**Outbuilding**

Total floor area 48.8 m<sup>2</sup> (525 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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