



**Duck Wing Park Feoffee Common Lane, Pocklington York YO42 1PG**



**welcome to**

**Duck Wing Park Feoffee Common Lane, Pocklington York**

A brand new, well presented lodge situated east of York in between the popular villages of Wilberfoss and Barmby Moor. The property is sold as seen with furniture and appliances included in the sale, making this lodge an ideal holiday home



## **Living Kitchen**

20' 1" x 12' 8" ( 6.12m x 3.86m )

A superb, open plan kitchen/ living room/ dining room which is fully furnished with wall/base units, an oven, a gas hob, a cooker hood, an integrated fridge/freezer, an integrated washing machine, an integrated microwave, the boiler, a dining table with chairs, two sofas, a fireplace, two radiators, four windows to the side and French doors.

## **Bedroom One**

8' 11" x 8' 5" ( 2.72m x 2.57m )

A double bedroom with carpeted floors, two bedside tables, curtains, light fittings, a tv point, a door to the dressing room, a door to the en suite and a window to the rear.

## **En Suite**

The en suite to the main bedroom has a w.c, a wash hand basin, a under sink unit, a towel radiator, a shower cubicle, an extractor fan, a mirror and a window to the side.

## **Dressing Room**

5' 6" x 3' 7" ( 1.68m x 1.09m )

The dressing room to the main bedroom has carpeted floors, a dressing table, built in wardrobes, a radiator, a mirror and a window to the side.

## **Bedroom Two**

11' 4" x 6' 3" ( 3.45m x 1.91m )

A twin bedroom with carpeted floors, two single beds, a bedside table, a radiator, a tv point, a fitted wardrobe, a mirror and a window to the side.

## **Shower Room**

The shower room has a w.c, a wash hand basin, a shower cubicle, a towel radiator, a window to the side, a mirror and an extractor fan.

## **Exterior**

The lodge has a gravel driveway and lawn to the side.



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welcome to

## Duck Wing Park Feoffee Common Lane, Pocklington York

- \*SPRING SALE \* NO GROUND RENT UNTIL 2025
- OFFERING A 12 MONTH FAMILY MEMBERSHIP TO BURNBY HALL GARDENS
- A BRAND NEW, TWO BEDROOM LODGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/LIVING ROOM

Tenure: Freehold EPC Rating: Exempt

# £65,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
YOR108583 - 0006

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