



Allerthorpe Melbourne Road, Allerthorpe York YO42 4RL



welcome to

Allerthorpe Melbourne Road, Allerthorpe York

A superb two bedroom lodge, situated in Allerthorpe Lakeland Park, a popular location, a short drive from Pocklington, a local market town set on the edge of the Yorkshire Wolds, and 10 miles from the historic city of York.



Lounge

13' 8" max x 13' 4" max (4.17m max x 4.06m max)

A lovely lounge with carpeted floors throughout, an electric fireplace, a tv point, two radiators, French doors on to the decking with views of the lake and five windows to the side.

Inner Hall

The inner hall has a radiator, a storage cupboard and a window to the side.

Kitchen

13' 4" x 8' 3" (4.06m x 2.51m)

A fitted kitchen with wall/base units, wood worktops, a cooker hood, a gas hob, an oven, a dishwasher, a washing machine, an integrated fridge/freezer, a radiator and doors on to the decking.

Bedroom One

11' 2" x 9' 6" into recess (3.40m x 2.90m into recess)

A double bedroom with carpeted floors, a window to the side, a radiator, built in wardrobes, a cupboard which also holds the boiler and a door to the en suite.

En Suite

The en suite has a w.c, a wash hand basin, a shower cubicle, a towel radiator, an extractor fan and spotlighting.

Bedroom Two

9' 6" x 7' 7" (2.90m x 2.31m)

The second bedroom has carpeted floors, a radiator and a window to the side of the property.

Shower Room

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

Exterior

The exterior of the lodge has a gravel driveway and decking which is accessed through the lounge and has fantastic views over the lake.

The Park

Allerthorpe Lakeland Park boasts a range of features such as a cafe, lovely woodland walks, three lakes, one for sports, one for fishing and one standard use lake, there is also a range of sports such as kayaking, paddle boarding, fishing, an obstacle aqua park as well as seasonal activities taking place.



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welcome to

Allerthorpe Melbourne Road, Allerthorpe York

- A SUPERB LODGE SITUATED ON A 56 ACRE LAKELAND PARK
- DECKING WITH VIEWS OVER ONE OF THE LAKES
- ON SITE CAFE
- TWO BEDROOMS, ONE WITH BUILD IN WARDROBES AND AN EN SUITE
- 10 MILES FROM YORK CITY CENTRE AND A SHORT DRIVE TO THE MARKET TOWN, POCKLINGTON

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR108600 - 0002

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