



**Allerthorpe Lakeland Park Melbourne Road, Allerthorpe York YO42 4RL**





**welcome to**

**Allerthorpe Lakeland Park 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.



### Inner Hall

The inner hall to the lodge has carpeted floors, the loft access and a built in cupboard.

### Study

7' 2" x 4' 9" ( 2.18m x 1.45m )

The study has carpeted floors, a radiator and a window to the front of the property.

### Lounge

20' 11" x 13' 5" into recess ( 6.38m x 4.09m into recess )

A great size lounge with carpeted floors, two radiators, a media wall, a fireplace, two sets of doors onto the rear decking, two windows to the rear and two windows to the front with great views of the lake.

### Kitchen/ Dining Room

20' 10" max x 13' 1" max ( 6.35m max x 3.99m max )

A superb, open plan dining kitchen with gloss, fitted wall/base units, a island breakfast bar, an integrated fridge/freezer, an integrated dishwasher, a cooker hood, a gas hob, an oven, a wine cooler, built in storage, two designer radiators, two windows to the front of the lodge, double doors leading in to the lounge and there is ample space for a dining table.

### Utility Room

10' 1" x 5' 6" ( 3.07m x 1.68m )

A useful utility room with a door to the rear, work tops, wall/base units, a sink, a radiator and a Worcester boiler.

### Bedroom One

12' x 10' 2" max ( 3.66m x 3.10m max )

The primary bedroom has carpeted floors, a radiator, built in wardrobes, two windows to the rear with countryside views and a door to the en suite.

### En Suite

The en suite to the primary bedroom has a walk in shower, a w.c, a wash hand basin, a towel radiator, an extractor fan, a shaver point and a window to the rear.

### Bedroom Two

10' 2" x 9' 6" + access ( 3.10m x 2.90m + access )

The second double bedroom has carpeted floors, built in wardrobes, a radiator and two windows to the front.

### Bathroom

The main bathroom has a bath tub with the shower over, a w.c, a wash hand basin, a towel radiator, spotlighting and a window to the front.

### Exterior

The exterior of the home offers a gravel driveway, decking to the side of the lodge with lovely countryside and lake views.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Allerthorpe Lakeland Park Melbourne Road, Allerthorpe York

- A SUPERB LODGE SITUATED ON A 56 ACRE LAKELAND PARK WITH AN ON SITE CAFE AND WATER ACTIVITIES
- DECKING WITH VIEWS OVER ONE OF THE LAKES
- PRIMARY BEDROOM WITH BUILT IN WARDROBES AND AN EN SUITE
- 10 MILES FROM YORK CITY CENTRE AND A SHORT DRIVE TO THE MARKET TOWN, POCKLINGTON
- A MODERN DINING KITCHEN WITH SKYLIGHTS AND AN ISLAND BREAKFAST BAR

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

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