

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" (  $2.18m \times 1.45m$  ) 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" (  $3.07m \times 1.68m$  ) 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 (  $3.66m \times 3.10m max$  ) 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 (  $3.10m \times 2.90m + access$  ) 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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- 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

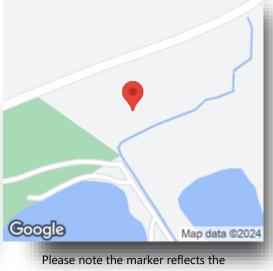
Tenure: Freehold EPC Rating: Exempt





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Please note the marker reflects the postcode not the actual property



Property Ref: YOR108660 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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