



**Lodge 4 Hull Road, Wilberfoss York YO41 5PF**

**welcome to**

**Lodge 4 Hull Road, Wilberfoss York**

This popular development is close to the market town of Pocklington with it's many attractions and amenities, as well as the Historic York city centre and the popular walking location of Allertotho Common all being a short drive away.



### **Kitchen/Living**

17' x 13' ( 5.18m x 3.96m )

A modern and open plan kitchen/living area, with the kitchen area comprising of fitted wall/base units, laminate flooring, a boiler, a fridge/freezer, a hob/oven, a breakfast bar and a dining table. The lounge space has a radiator, two windows to the side, a window to the front and a window to the rear.

### **Inner Hall**

The inner hall has lino flooring, a radiator and a window to the side.

### **Bedroom One**

13' x 9' 1" ( 3.96m x 2.77m )

A double bedroom with carpeted floors, a radiator and a window to the side of the home.

### **Bedroom Two**

8' 11" x 5' ( 2.72m x 1.52m )

The second bedroom is a single, with carpeted floors, a radiator and a window to the side.

### **Shower Room**

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

### **Exterior**

The exterior of the lodge offers raised decking, a driveway and a hot tub.



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## **Lodge 4 Hull Road, Wilberfoss York**

- A MODERN TWO BEDROOM LODGE
- RASIED DECKING AND A HOT TUB
- OPEN PLAN LIVING
- A SHORT DISTANCE TO THE POPULAR MARKET TOWN OF POCKLINGTON
- LOCATED ON A QUIET DEVELOPMENT WITH GOOD TRANSPORT LINKS

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

# £60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YOR109207 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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