



Burnby Lane, Pocklington, York, North Yorkshire, YO42 1UJ

Guide Price £195,000

Oak Lodge is one of two brand new FREEHOLD lodges located in the far corner of Willow Waters Fishery, a highly regarded and intimate fishing complex just outside the market town of Pocklington. The fishery is beautifully maintained all year round by the vendors and boasts a vast array of specimen course fish including carp and pike. The lucky purchaser will not only be buying the freehold to the lodge but will also be granted the right to fish middle pond (please see the site map).

The lodge can be occupied for holiday use for all 52 weeks of the year. The property has been finished to a high residential specification which will surely impress the most discerning of purchasers. The current maintenance fee is £2,000 p.a and includes the management of the hedges, trees, lawn, drive and waste treatment plant. There are no re-sale fees, so you can rest easy knowing that if you do decide to sell in the future that you will retain all of the equity. The property is ready for immediate occupation, so if you are looking for a change of lifestyle and like the idea of being surrounded by nature, then look no further as this lodge could be the ideal purchase for you.

On entering you find yourself in a stunning open plan kitchen/living/dining area with windows to three sides that allows natural light to flood the room. The kitchen has been fitted with a range of storage units, a double oven, wine fridge, dishwasher, fridge/freezer, boiling tap and a five ring gas hob. There is a dining table with chairs to one side, a set of French doors which open to the raised decking and a single door which opens to the front of the lodge. There is an ethanol fire in the living area perfect for the colder winter months. There is a separate utility room with a sink, washing machine and boiler. There are two large double bedrooms, one of which has an en-suite comprising bath, hand basin with storage below, low level w/c and a heated towel rail. A separate shower room comprising walk in double shower, low level w/c, hand basin and heated towel rail completes the internal accommodation.

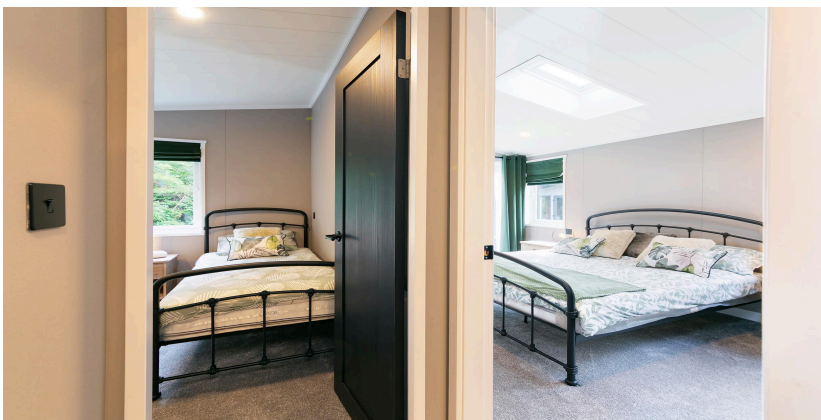
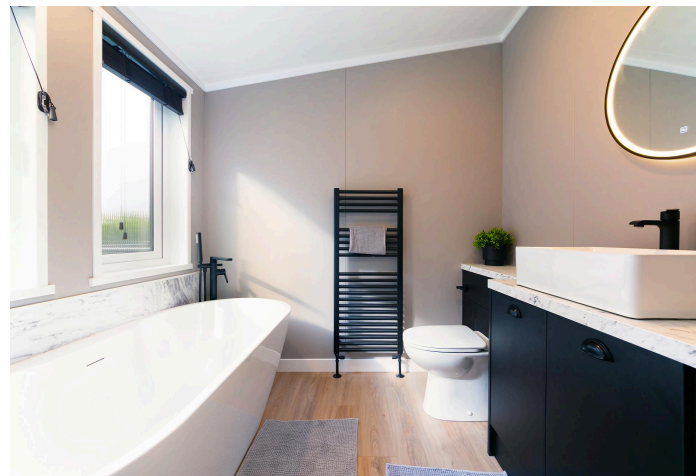




A FANTASTIC FREEHOLD LODGE SITUATED IN A PEACEFUL LOCATION



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority

Services Mains water & electric. LPG central heating & waste treatment plant.



rmenglish.co.uk



Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.