**Churchills**

YORK'S INDEPENDENT LOCAL ESTATE AGENT

Truemans Lodge Wapplington Lane, Allerthorpe, YO42 4RL

**£150,000**

## Portrush 8, Truemans Lodge Wapplington Lane, Allerthorpe, YO42 4RL

### £150,000

Located within this impressive Golf and Country Park Resort in the quiet East Yorkshire countryside, this highly impressive two bedroom lodge is offered for sale in 'move-in' condition. Nestled within the park on a favourable plot surrounded by lawn and trees, the property is currently a successful holiday retreat but would also be very suitable as a second home. It is perfectly situated for easy access into the historic City of York and the market town of Pocklington as well as a short drive over the picturesque Yorkshire Wolds to the stunning east coast. There are also onsite amenities including the 9 hole golf course and is just a 5 minute walk into Allerthorpe village with its excellent amenities and country pub. The internal accommodation fully comprises hallway and utility, living room, dining kitchen with fitted appliances, master bedroom with dressing area & en-suite, second double bedroom and bathroom. To the outside is a raised decked area with hot tub, perfect for outdoor relaxing.

## Description

**Hallway/Utility Room**

**Living Room**

**Dining Kitchen**

**Bedroom 1**

**Dressing Area**

**En-Suite**

**Bedroom 2**
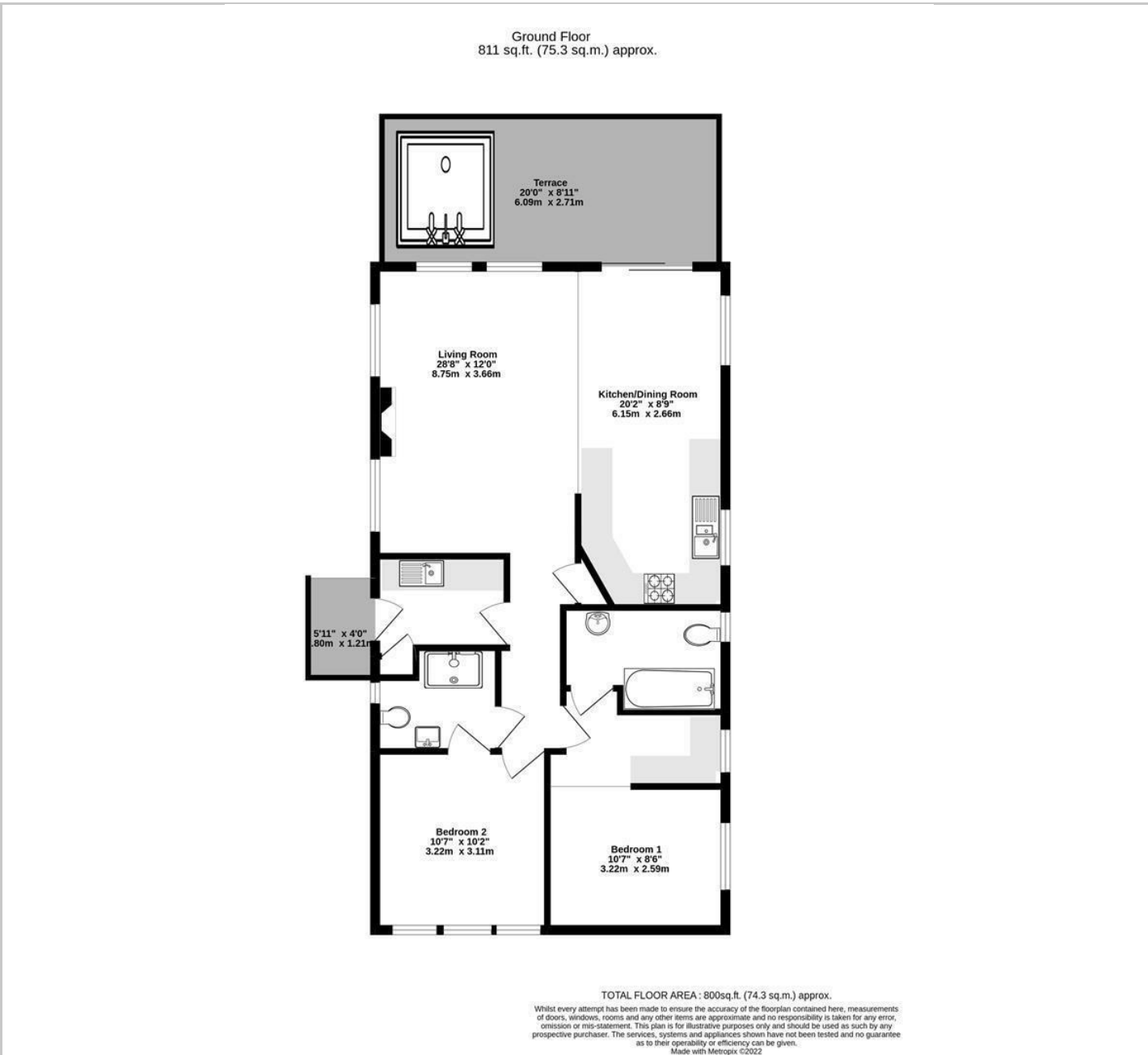
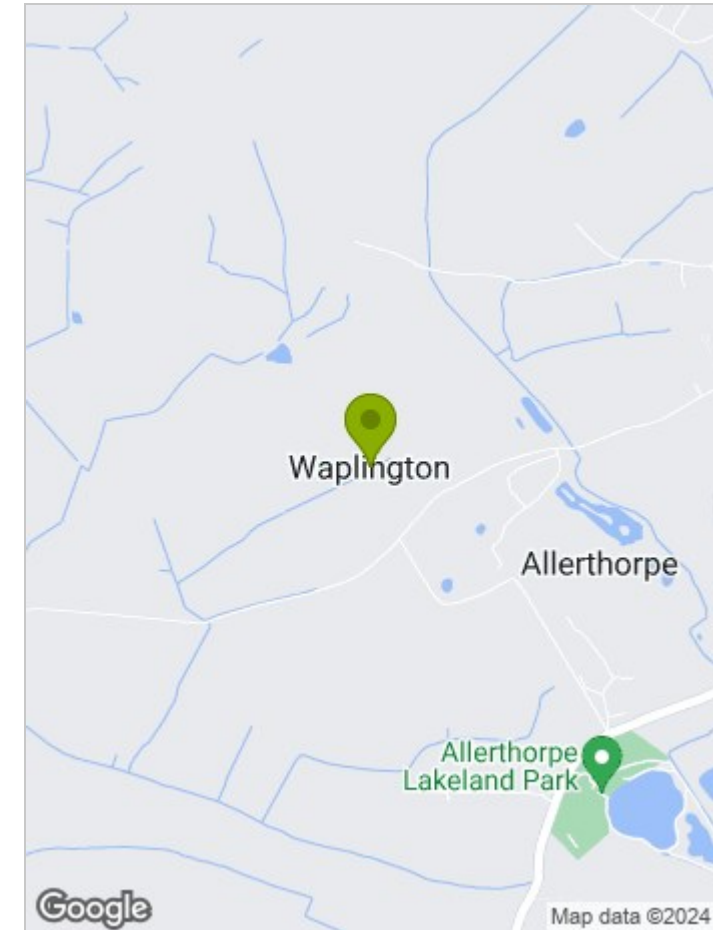**Shower Room**

**Terrace**



## Features

- Impressive Golf & Country Park Resort
- Two Double Bedrooms
- Surrounded By Lawn & Trees
- Currently A Successful Holiday Retreat
- Easy Access Into The Historic City Of York
- Onsite Amenities Including The 9 Hole Golf Course
- 5 Minute Walk Into Allerthorpe Village

## FLOOR PLAN

### Ground Floor
811 sq.ft. (75.3 sq.m.) approx.

**Terrace**
20'0" x 8'11"
6.09m x 2.71m

**Living Room**
28'8" x 12'0"
8.75m x 3.66m

**Kitchen/Dining Room**
20'2" x 8'9"
6.15m x 2.66m

5'11" x 4'0"
.80m x 1.21m

**Bedroom 2**
10'7" x 10'2"
3.22m x 3.11m

**Bedroom 1**
10'7" x 8'6"
3.22m x 2.59m

TOTAL FLOOR AREA : 800sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

## LOCATION

Waplington

Allerthorpe

Allerthorpe Lakeland Park

Google    Map data ©2024

## EPC

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**    EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.