



Lodge Sycamore Retreat, Moor Lane

Tadcaster, LS24 9FW

£127,950



Immaculately presented, this two bedroomed lodge offers an attractive range of features. The open-plan lounge-dining-kitchen area is ideally suited to the modern lifestyle, and the kitchen has a superb range of integrated appliances. Fitted cupboards in both bedrooms provide useful storage space, and the main bedroom has its own en suite shower room, in addition to the main bathroom. The lodge enjoys gas central heating, patio doors opening onto the decking, and an area of resin hardstanding outside. Located on the outskirts of the village of Ryther, this lodge provides a great opportunity for countryside living.

PLEASE NOTE THE PHOTOGRAPHS SHOW AN EXAMPLE OF THE LODGE CURRENTLY AVAILABLE.



Entrance

Upvc double glazed side entrance door.

Hall 12'6" x 4'3" (3.83m x 1.3m)

Central heating radiator. Fitted cupboard. Glazed door to:

Lounge / Dining area / Kitchen 18'2" x 13'8" (5.54m x 4.18m)

6x Upvc double glazed windows plus double patio doors onto decking. 3x central heating radiators.

Fully fitted kitchen: wall and base units, worktop surfaces. Stainless steel sink unit and drainer. Integrated oven and gas hob. Extractor. Washing machine. Dishwasher. Fridge-freezer. Integrated microwave.

Bedroom 2 9'3" x 7'8" (2.82m x 2.34m)

Upvc double glazed side window. Central heating radiator. Fitted cupboards.

Bathroom 9'3" x 4'7" (2.82m x 1.4m)

Upvc double glazed side window. Bath, WC and wash hand basin. Shower fitment over bath, with glazed screen. Heated towel rail.

Bedroom 1 9'8" x 8'11" (2.96m x 2.74m)

Upvc double glazed side window. Central heating radiator. Fitted cupboards.

En suite shower room 6'6" x 4'5" (1.99m x 1.36m)

Upvc double glazed side window. Walk-in shower and screen. Heated towel rail.

Shoe room 4'6" x 2'11" (1.38m x 0.9m)

Central heating radiator.

Outside

Decking. Resin hardstanding.

OF NOTE

The site has a 12 month holiday licence with no restrictions. The new build Energy Performance Certificate cannot be issued until the electricity is connected.

365 days per year occupancy permitted. Potential buyers MUST be approved by the current site owner. Potential buyer must have another main residential address.

We are advised the site fee's are £3,350.00 pa and run from 01/04, this can be paid yearly or monthly (slight surcharge for monthly direct debit payments)

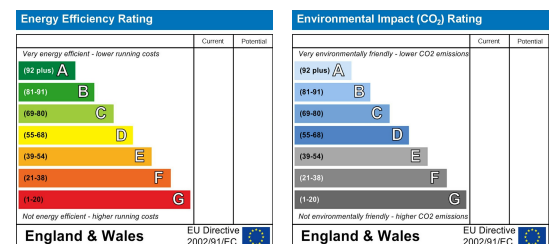
Area Map



Floor Plans



Energy Efficiency Graph



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