



Truemans Lodge Wappington Lane, Allerthorpe, YO42 4RL

Guide Price £139,750



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

**£139,750**

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

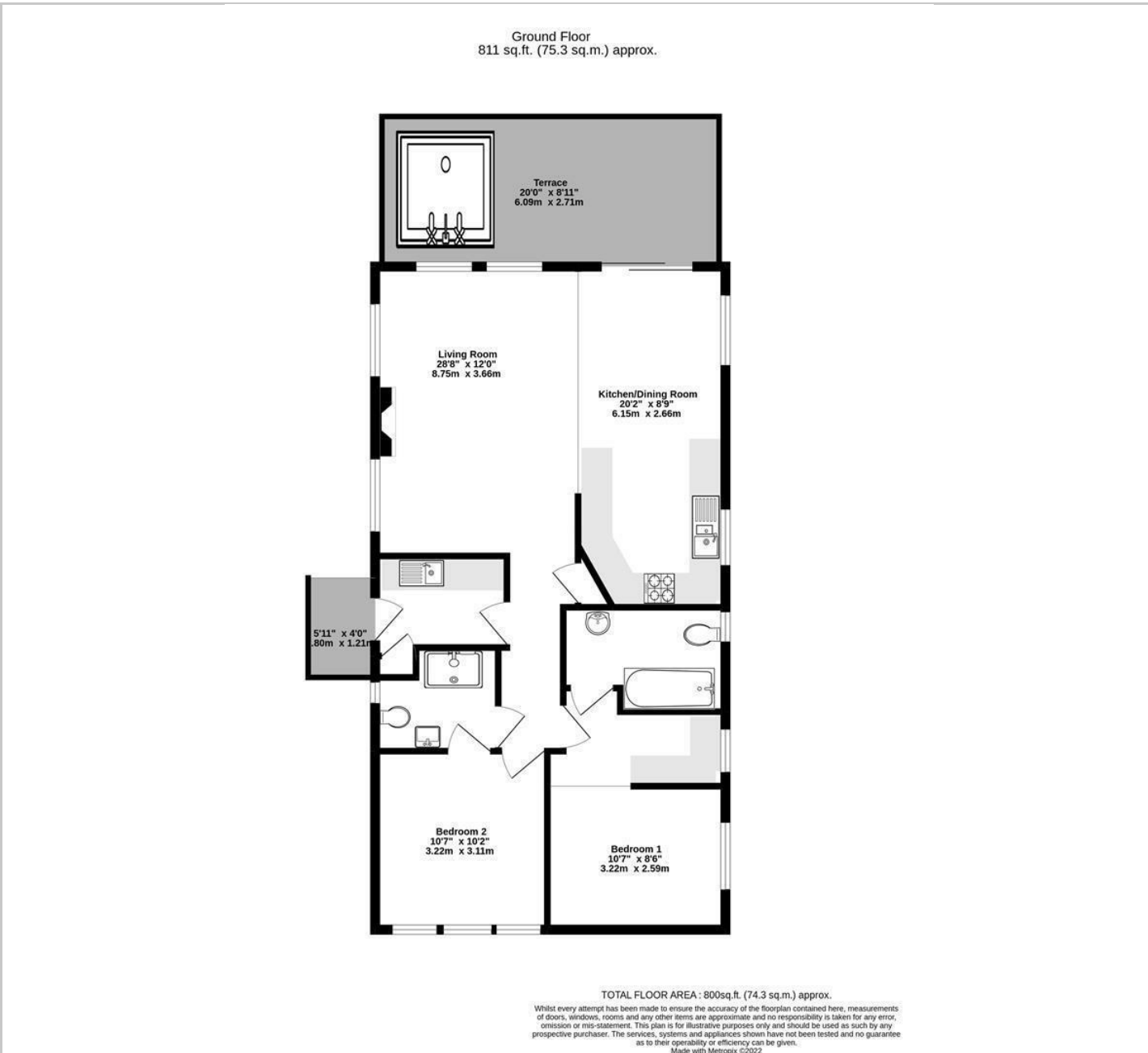


## Features

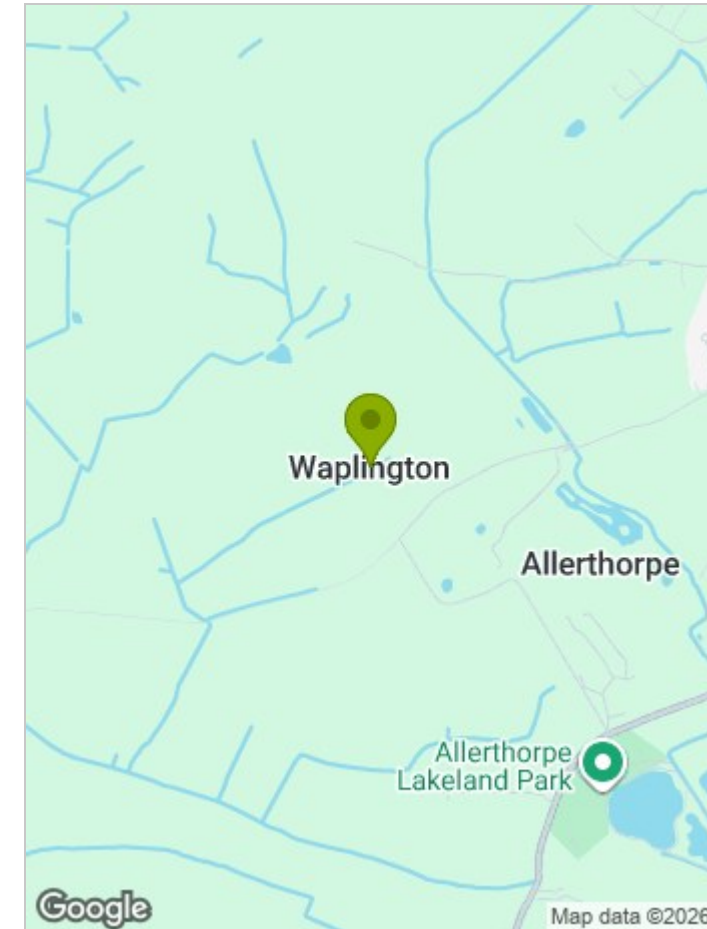
- Impressive Golf & Country Park Resort
- Two Double Bedrooms
- Surrounded By Lawn & Trees
- Currently A Successful Holiday Retreat
- Easy Access Into The Historic City Of York
- Onsite Amenities Including The 9 Hole Golf Course
- 5 Minute Walk Into Allerthorpe Village



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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