

1 Oakmont Allerthorpe Golf & Country Park

York, YO42 4RL

**£99,900**



**SUPERB HOLIDAY LODGE WITH HOT TUB - TERRIFIC INVESTMENT** - 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 favourable and central plot, 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. The 9 hole golf course is part of the on-site facilities, with the country pub only a short walk into Allerthorpe village. The internal accommodation fully comprises hallway & 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 for outside relaxing and sunken hot tub. There is also a driveway for parking. An internal viewing is highly recommended!



**Living Room**

**Dining Kitchen**

**Utility Area**

**Bedroom 1**

**Walk-In Wardrobe**

**En-Suite Bathroom**

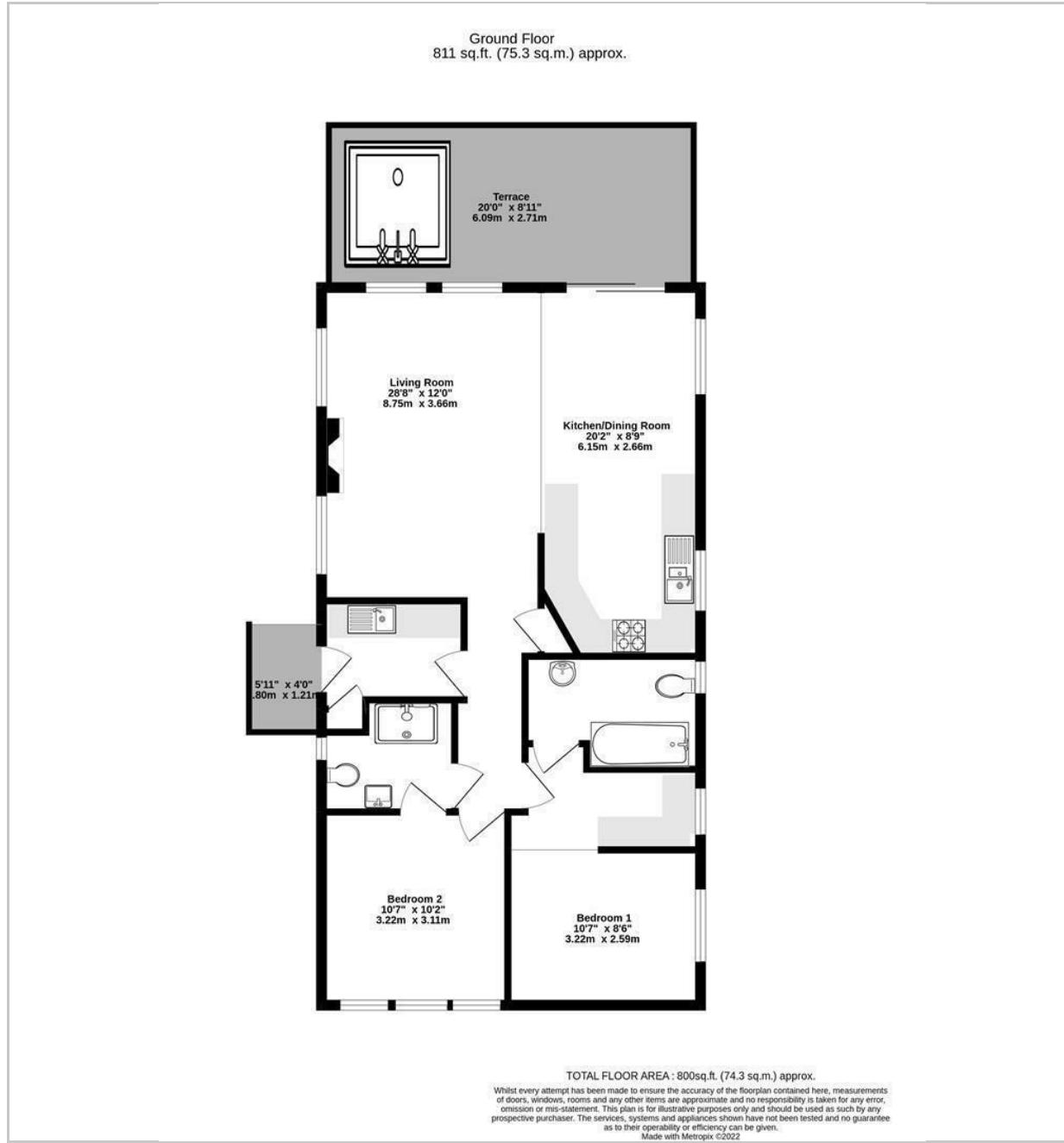
**Bedroom 2**

**En-Suite Shower Room**

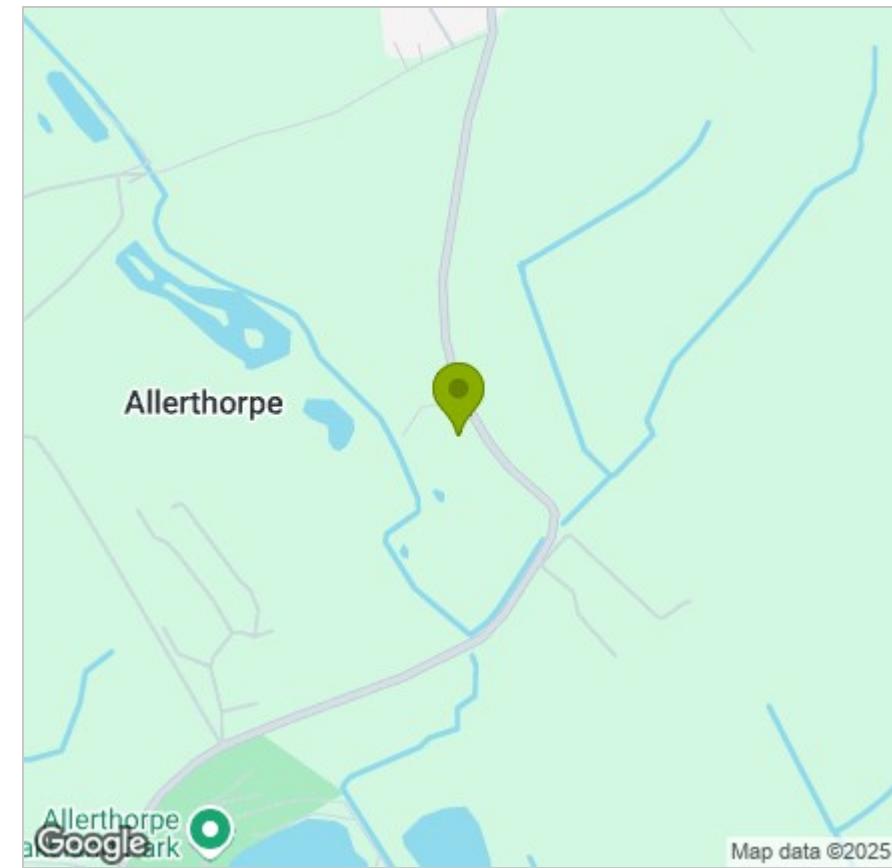
**Decking & Hot Tub**



## FLOOR PLAN



## LOCATION



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.