



2 Augusta Lakes Allerthorpe Golf and Country Club

York, YO42 4RL

**Guide Price £140,000**



**LAKESIDE HIGH SPEC LODGE WITH HOT TUB** - 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 and views over the lake. The property can be used all year round and can easily be used as a holiday 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 just a 5 minute walk into Allerthorpe village with its excellent country pub. The internal accommodation fully comprises good sized living room, dining kitchen with fitted appliances, snug, master bedroom with dressing area & en-suite, second double bedroom and bathroom. To the outside is a raised decked area for outside relaxing and fantastic sunken hot tub. There is also a driveway for parking. An internal viewing is highly recommended!

### **Open Plan Living Kitchen**

Lounge area comprising double glazed doors onto balcony, double glazed windows to side, column radiator, TV point, power points. Carpet. Kitchen area comprising fitted wall and base units incorporating counter tops, inset sink and drainer with mixer tap, gas hob, space for appliances, kitchen island, radiator, power point, double glazed sliding doors. Vinyl flooring.

### **Snug**

French doors onto balcony, double glazed windows to side, column radiator, power points. Carpet.

### **Inner Hallway**

Carpet. Door to;





### **Bedroom 1**

Sliding double glazed doors onto front, double glazed window to side, column radiator, TV point, power points. Carpet.

### **Walk In Wardrobe**

Door to;

### **En-Suite**

Opaque double glazed window to front, walk in shower cubicle, wash hand basin with storage, low level WC, double panelled radiator. Vinyl flooring.

### **Bedroom 2**

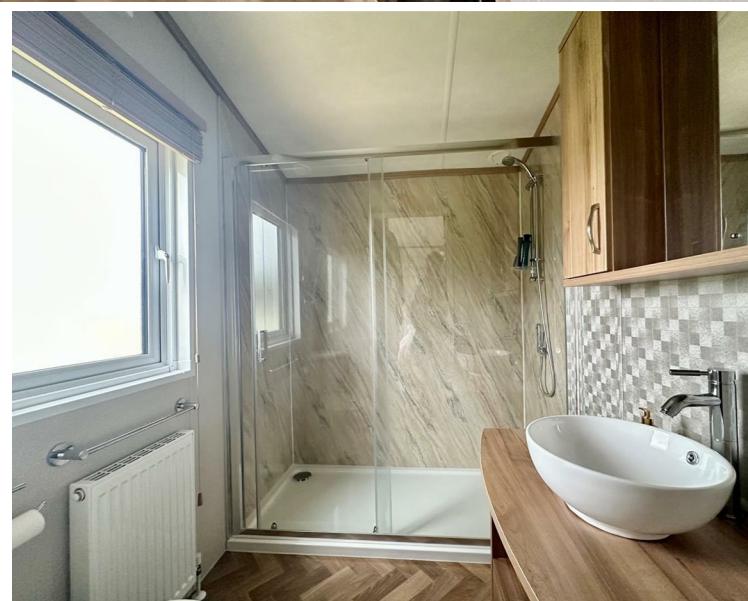
Double glazed window to side, fitted wardrobes, column radiator, power points. Carpet.

### **Bathroom**

Opaque double glazed window to side, panelled bath with mains shower over, wash hand basin with storage, low level WC, double panelled radiator. Vinyl flooring.

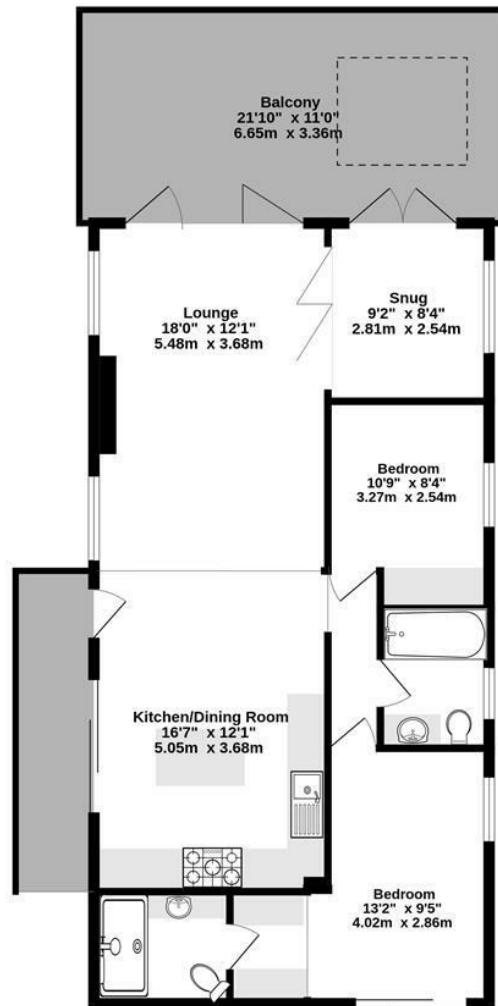
### **Outside**

Raised timber decked area with sunken hot tub, views over the lake, lawn and trees, storage area and driveway.



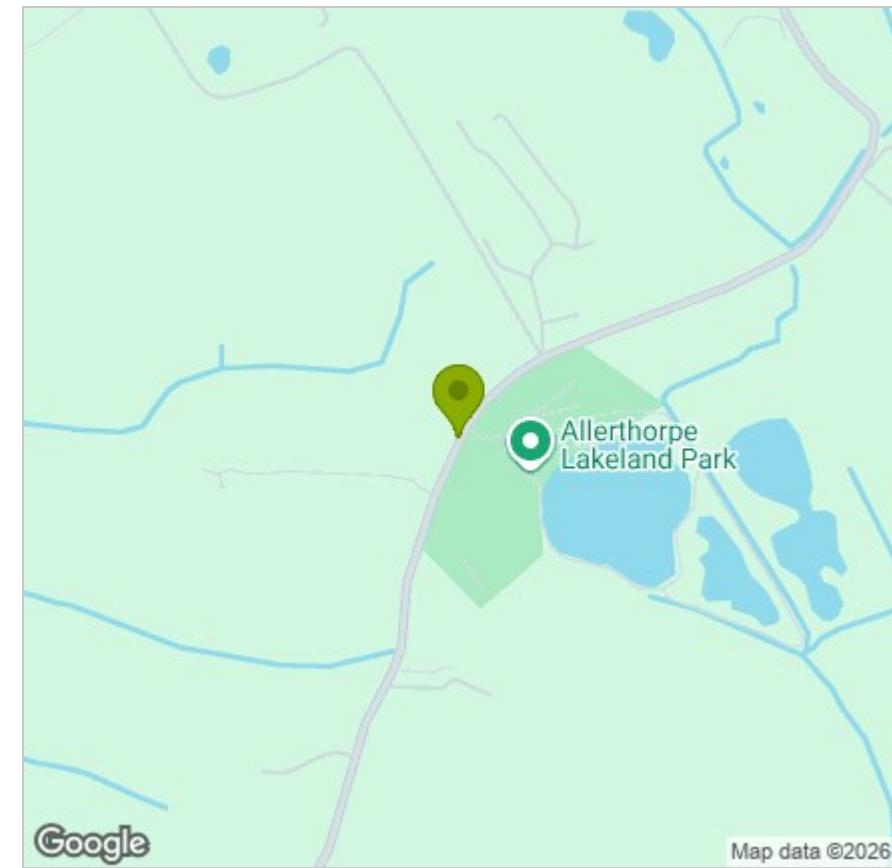
## FLOOR PLAN

Ground Floor  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION



## EPC

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.