



**Allerthorpe, York, North Yorkshire, YO42 4RL**

# Asking Price £195,000

Swift Toronto - Location Carnoustie 6 - Price £195,000

This beautiful lodge has been skilfully crafted by Swift, who pride themselves on delivering a high class product and service. The tranquil and picturesque surroundings of Allerthorpe Golf & Country Park make these lodges perfect as a rural retreat that can be used as either a second home or as an investment. The current owners of the Park have spent a lot of time and money integrating these lovely lodges into their natural surroundings, something that is evident on viewing. The Park also benefits from an award winning on site restaurant which boasts a varied menu. If you are looking to explore the area then the market town of Pocklington is only 2.4 miles away, whilst the historic City of York is only 14 miles. There are a number outdoor activities on your doorstep including stunning rural walks around The Wolds, golf, lakes where you can sail or fish and a lot lot more. This site is truly special, so why not get in touch with us today to discuss the various options available.

Lakeside Location with an annual pitch fee of £4995 + Vat

Annual Maintenance fee for grass cutting and refuse collection £500 Plus VAT per year

Water, Electric & Gas all metered to the homes and charged quarterly

45 year Licence agreement. Non-domestic rates charged to owners from the local authority in April each year

2 golf memberships included with the lodge purchase annually

Park is open for twelve months of the year, so you are free to use the home all year around

Includes decking and hot tub with skirting to the underside of the home

This Holiday Home is built to BS3632 residential specification so has low energy costs.

Fully furnished with Wifi available in every holiday home. Basic inventory kit supplied

Full central heating and double glazed. Bi fold doors open onto the decking with views over the lake.

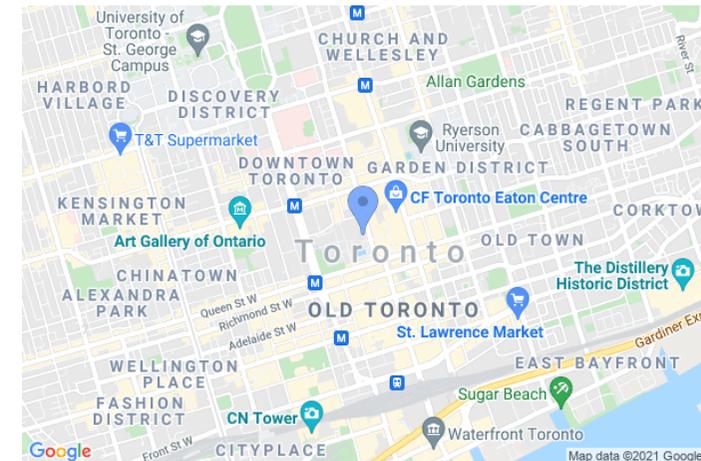
Parking for two cars

## Location

Allerthorpe is a conservation village within a very much sought after area close to the market town of Pocklington. Within the village is a public house and church. The village is an ideal location to combine rural living with the added benefit of having good road, rail and airport network links.

## Directions

As you approach Allerthorpe from the A1079 continue through the village and you will see a large sign on the right hand side which states Allerthorpe Golf & Country Park.





**LAKESIDE VIEWS FROM YOUR HOT TUB**



**R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900**



Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

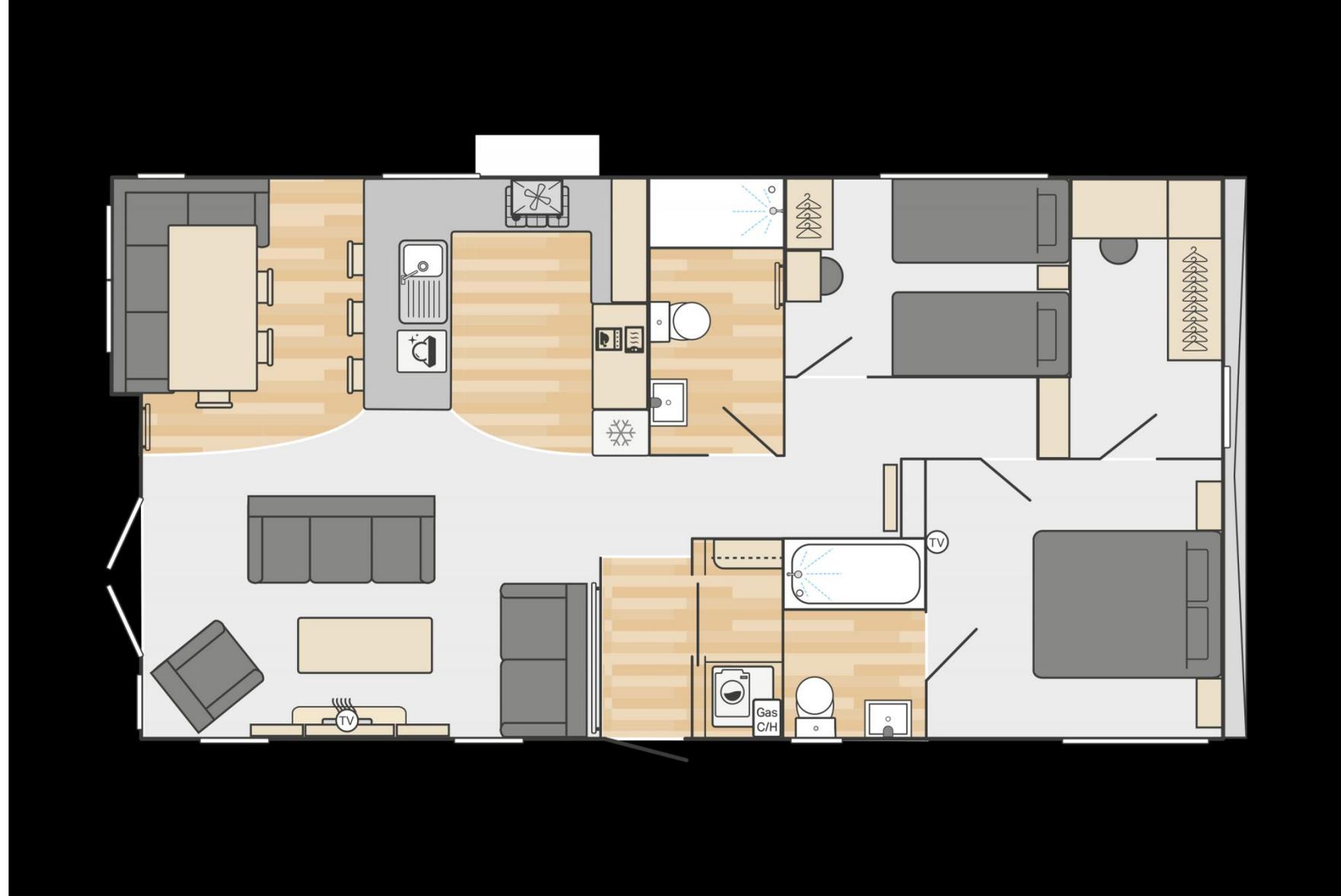
Local Authority

Services Mains Water, Electric & Gas



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