



7 South Moor Park, The Balk, Pocklington, York, YO42 2NX

- Two bedroom holiday lodge on a small development
- Entrance hall with storage
- Kitchen off the lounge
- Spacious lounge with french doors opening onto the raised deck area
- Study
- Master bedroom with walk in wardrobe and en suite shower room
- Double bedroom
- Family bathroom
- The licence period is for 25 years from 2023
- Covered by small business rates, each owner is to pay 1/8 of the small business rates which is currently £0.00.

Asking Price £99,950

Located on a small development just outside of Pocklington and is offered with NO ONWARD CHAIN. This two-bedroom lodge is available for use as a holiday home for personal use on a 12 month holiday licence. With the season running from 1 January to 31 December. With the emphasis on peace and quiet, South Moor Park is an adults only site however children are able to visit for short stays.

Upon entering the lodge there are two storage cupboards, a further cupboard housing the boiler and is also plumbed for a washing machine. Access to the loft space.

Moving to the right you will find the spacious lounge with space for dining table. The focal point of the lounge is a modern, electric coal effect fire. French doors open onto the raised decking area, which is perfect place to sit in warmer months.

The kitchen is fitted with a range of wall and base units with contrasting worksurfaces and stainless steel sink unit. Integral appliances include fridge, freezer, electric oven and a four-ring gas hob with extractor over, and plumbing for dishwasher.

Moving through the entrance hall, there are two good sized double bedrooms. The master bedroom suite has a walk-in dressing area with hanging rails and shelving. The ensuite shower room comprises push button WC, hand basin in vanity unit and shower enclosure, while the family bathroom has a panelled bath with shower and shower screen, push button WC and sink in vanity storage unit.

Externally there is a decked area and parking space. The property benefits from gas central heating and uPVC double glazing.

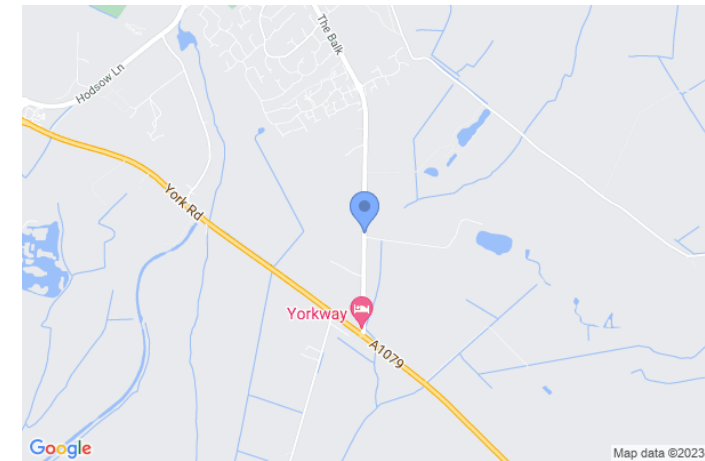
Having been decorated and with recently fitted carpets, it makes it an ideal holiday home, ready to move in and perfect to begin making happy memories in.

Agents note: There is an annual fee, paid each April, currently £2800.00 for the maintenance of the communal garden areas and pitch fee.

Location

Pocklington is a market town approx. 13 miles east of York, approx. 25 miles from Hull and approx. 18 miles from the access to the M62 at Howden. It has a good range of facilities with supermarkets, library, doctors' surgery, dental practices, churches, and the well supported Pocklington Arts Centre. Within the town is an excellent U3A with a wide range of activities and groups. The town is also well served with schools for all age groups, including the well regarded Pocklington public school, and has good sporting and recreational facilities.

From our office turn left at the mini roundabout and then over the second roundabout onto The Balk. Just before the junction to the A1079 turn left onto South Moor Park and the lodge is through the gates and the first on the right.





Two bedroom holiday lodge on small development close to Pocklington



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Viewing strictly by appointment

Tenure Unknown

Council Tax Band Not Specified

Local Authority

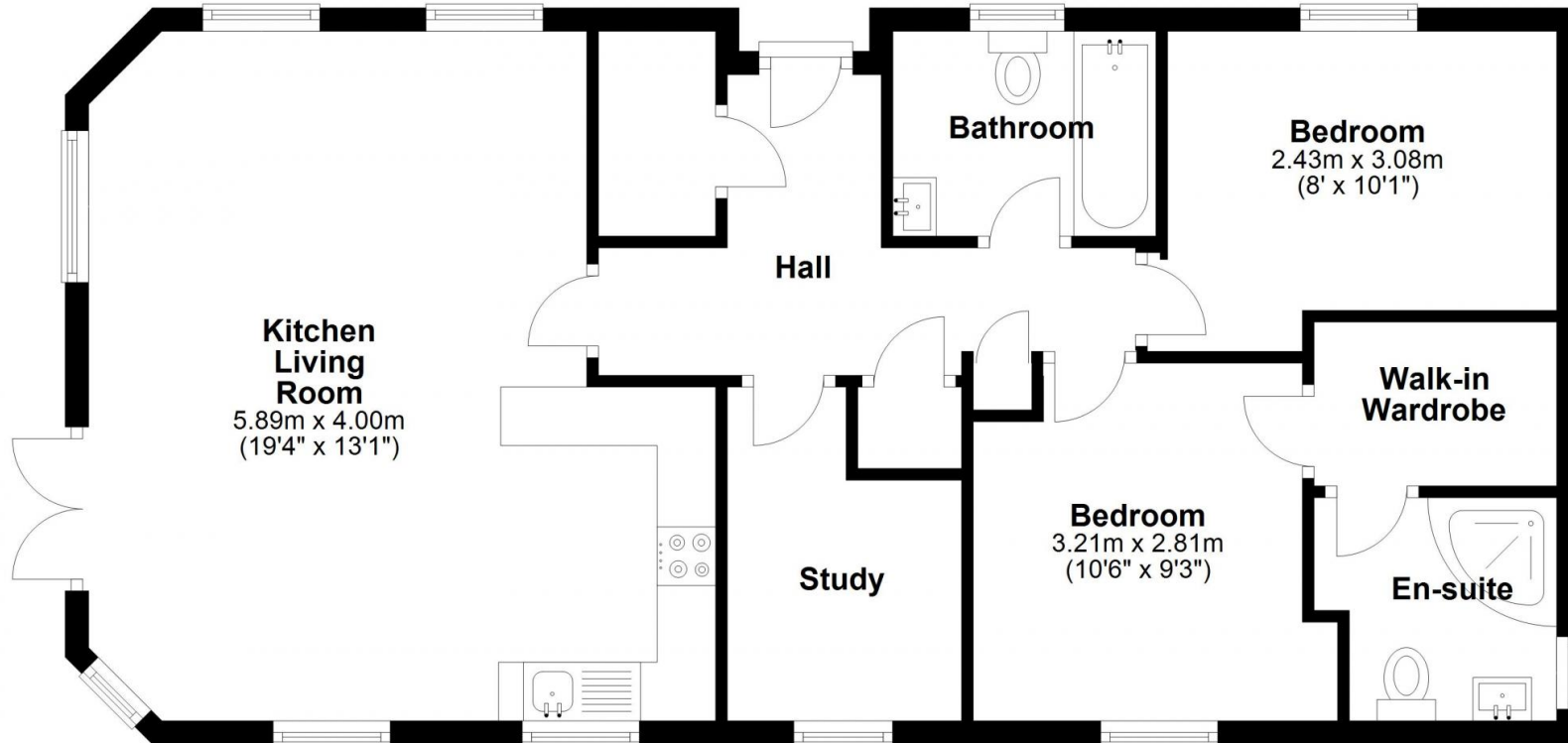
Services Gas electric and water



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Ground Floor



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

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