



Port Rush, Allerthorpe YO42 4RL

welcome to

Port Rush,Allerthorpe

This is a superb two bedroom lodge which boasts spacious and open plan living situated in the desirable location of Allerthorpe to the east of York close to the popular market town of Pocklington.



Inner Hall

A carpeted inner hall

Kitchen/ Living/ Dining Room

20' 5" x 11' 7" (6.22m x 3.53m)

A lovely fitted kitchen with wall/base units, an electric oven, a gas hob, a cooker hood, space for a dining table, integrated fridge/freezer, space for dishwasher and microwave. there are four windows to the side, two windows looking over the rear, patio doors to the rear, a TV point and a fireplace with carpet and laminate flooring.

Bedroom One

9' 11" max x 9' 10" to front of wardrobe (3.02m max x 3.00m to front of wardrobe)

A carpeted double bedroom with two windows to the side, built in storage, radiator, tv point and an en suite

En Suite

From the primary bedroom, the en suite comprises of the W.C, wash hand basin, towel radiator, a window to the side, an extractor point and a shaver point.

Bedroom Two

8' 5" x 5' 5" (2.57m x 1.65m)

The second carpeted bedroom with a radiator, a window to the side and built in storage.

Shower Room

There is a window to the side, the W.C, wash hand basin, a shower cubicle, towel radiator, extractor fan and spotlights

Exterior

The exterior boasts spacious decking to the rear and to the side with a sucken hot tub with lovely views. To the front of the lodge there is a driveway.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Port Rush, Allerthorpe

- PERFECT INVESTMENT FOR A HOLIDAY LET
- DECKING WITH SUNKEN HOT TUB
- SPACIOUS OPEN PLAN LIVING
- NO CHAIN
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: Exempt

offers in the region of

£99,950



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 45 years from 20 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
YOR108199 - 0003

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