



THE LOCATION

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasts health centre, dental and veterinary practices, specialist shops, three supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office, banks, the highly regarded Pocklington Grammar School and Woldgate Secondary school. There is easy access to the A64 and M62 motorway providing commuter links to Leeds, York and Hull. Pocklington also offers good access to the Yorkshire Wolds.

THE PROPERTY

****UNIQUE OPPORTUNITY EXCELLENT INCOME RETURN**** This four bedroom country lodge, available to purchase as a holiday home is located within the Kilnwick Percy 200 acre country estate commanding breathtaking views as far as York, on the site of the popular KP Club complete with 18 hole golf course, chic glasshouse restaurant, outdoor adventure playground and gym. Designed to the highest of standards and radiating light, space and style this



THE ACCOMMODATION COMPRISES

ENTRANCE HALL 9'11" x 14'0" (3.02m x 4.27m)

An oak door with glass panel leads into the main entrance with oak panelled doors into all ground floor rooms and double width boiler cupboard, further double storage cupboard plus understairs storage cupboard. Also offering laminate flooring, ceiling spotlights, staircase to the first floor with glass balustrade and leading into:

OPEN PLAN LIVING / DINING KITCHEN AREA 19'5" X 23'9" max (5.91m X 7.25m max)

The kitchen area is well appointed with a range of fitted high gloss white floor and wall units, black granite worktops and splashbacks, integral fridge/freezer, siemens dishwasher, washing machine and tumble dryer, built in electric oven, microwave and induction hob with stainless steel extractor over and glass panelling behind. Stainless steel sink and drainer unit set within a separate breakfast bar which creates a division from the dining area which offers full length UPVC window overlooking the sun terrace and hot tub. The living area is very light and spacious with bi-folding doors to the front aspect opening onto decked terrace and offering views over the East Yorkshire countryside plus a full length UPVC window to the side aspect.

BEDROOM FOUR 11'9" x 10'5" (3.58m x 3.17m)

Double ground floor bedroom with single UPVC window to the side aspect.

BATHROOM 6'9" x 6'2" (2.06m x 1.88m)

Fitted with a two piece suite comprising WC and freestanding hand basin set on an oak ledge with mixer tap and Travertine splash back. Double shower cubicle with glass screen around and mains power shower, automatic lighting, Travertine floor and wall tiling. Chrome heated towel rail, ceiling spotlights and extractor.

FIRST FLOOR

LANDING

A split level staircase with large velux window to the ceiling and glass panelled balustrade with chrome hand rail, large storage cupboard, access to loft space, ceiling spot lights and oak doors to:

MASTER BEDROOM 17'4" x 11'10" (5.28m x 3.60m)

Double bedroom offering impressive views over the golf course via a quadruple UPVC full length widow with tilt opening. Fitted wardrobes, ceiling spotlights and door to:

EN-SUITE SHOWER ROOM

Fitted with a two piece white suite comprising WC, and hand basin set on an oak ledge, walk in double mains powered shower surround by a glass screen, chrome heated ladder radiator, ceiling spot lights, shave point and extractor.

BEDROOM TWO 10'5" x 15'9" (3.17m x 4.80m)

Double bedroom with triple wardrobes, full length UPVC window to the side elevation, eaves storage cupboard, and spotlights.

BEDROOM THREE 9'1" x 10'0" (2.77m x 3.04m)

Fitted wardrobe, full length tilting UPVC window to the side, ceiling spotlights.

BATHROOM 7'7" x 5'10" (2.31m x 1.78m)

Fitted with three piece suite comprising WC, fixed hand basin, and sunken bath. Travertine tiling to the floor and walls, chrome ladder radiator, and automatic light.

OUTSIDE

Set with the exclusive KP Club amongst woodlands & communal landscaped gardens and built from The luxury lodge provides a separate parking space for two vehicles and boasts a decked terrace area to the front with private hot tub concealed by mature laurels and views as far as the eye can see over the rolling Yorkshire countryside. The entrance to the lodge is provided via a decked area to the rear with outside storage cupboard for bikes and muddy boots and is only a very short distance away from the exclusive glasshouse restaurant and gym. For more information visit the website www.thekp.co.uk

ADDITIONAL INFORMATION:

All the furniture is included in the sale. There is a management fee of 10% (payable to KP) and commission of 19% (payable to Hoseasons). Each time there is a changeover - £30 laundry costs and £60 cleaning costs. Wi-Fi is also chargeable at £35 per month. The amenity charge is £187.50 per month as well but this includes 2 golf memberships. Other items are charged when they are incurred.

SERVICES

Mains gas, water, electricity and drainage, telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the electrical or gas appliances have been tested by the Agent

LOCAL AUTHORITY

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 4 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

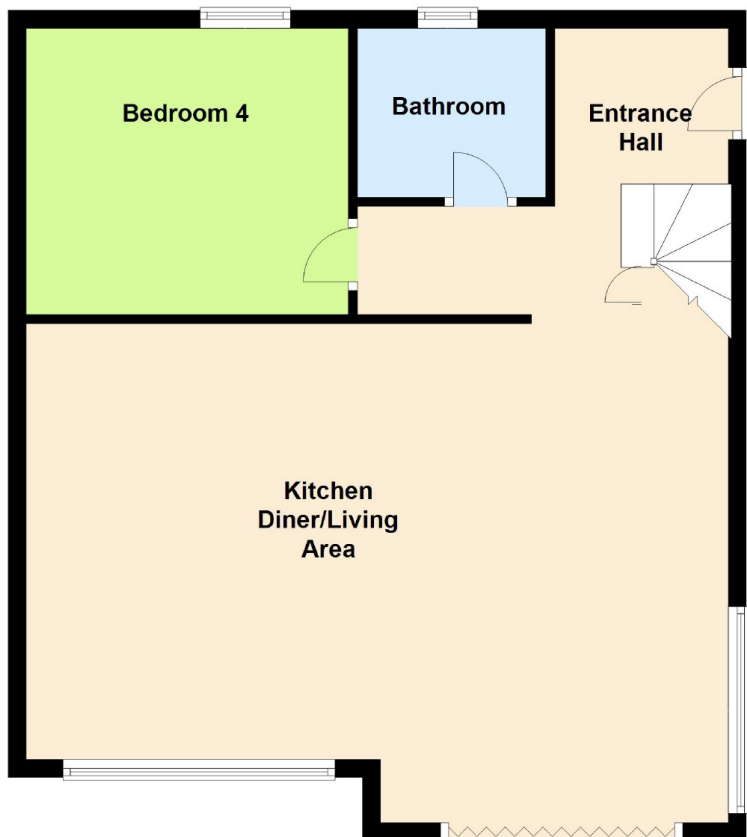
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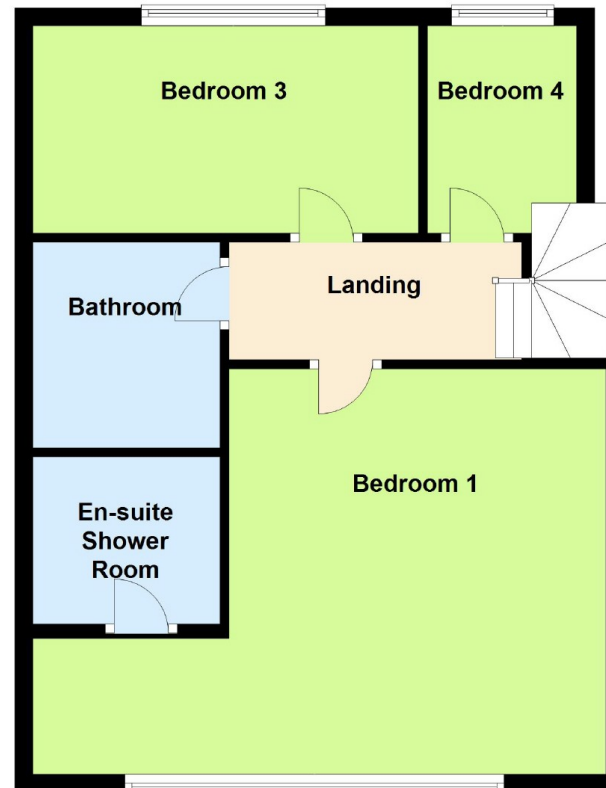
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



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