



Sunshine Lodge Cliffe Country Lodges, Cliffe Common, Selby, YO8 6PA

Well Presented Luxury Lodge | Two Double Bedrooms | Master Bedroom with En-suite & Dressing Room | Peaceful Country Park Location | Beautiful Views | Situated On Cliffe Country Lodges

- Luxury Lodge
- Gas Central Heating Fed From Communal Tank
- Master Bedroom With En-Suite
- Viewing Highly Recommended
- Two Double Bedrooms
- Holiday Home
- Spacious Living Accommodation
- Parking
- No Onward Chain
- Beautiful Views

£85,000

Jigsaw Move are pleased to present this beautifully presented lodge nestled in the serene Cliffe Country Lodges. The lodge offers a perfect retreat in the heart of Cliffe Common, Selby. With two well-appointed bedrooms, including a master suite complete with an en-suite bathroom and a dressing room, this property is designed for comfort and convenience.

The spacious reception room welcomes you with an inviting atmosphere, ideal for relaxation or entertaining guests. The fully equipped kitchen which includes; fridge freezer, wine cooler, dishwasher, single oven, gas hob and extractor fan which is a chef's delight, providing ample space and modern amenities to prepare delightful meals. Additionally, a utility room with tumble dryer enhances the practicality of this home, ensuring that everyday tasks are managed with ease.

Outside, the property boasts parking for two vehicles, making it convenient for residents and visitors alike. The Lodge is gas central heating fed from a communal tank that has a meter. The tranquil surroundings of Cliffe Country Lodges offer a peaceful lifestyle, while still being within easy reach of local amenities and attractions.

Site fees have been paid until February 2026 and they are increase every 3 years by 3% and were last increased 2025.

Cliffe Country Lodge Park is perfectly located close to Selby and Howden in rural Yorkshire within easy distance of Selby, York, Leeds & Hull. Their location makes it ideal for those looking for lodges in York and lodges in North Yorkshire. They are not far off the M62 making us easily accessible to wide range of places.

Cliffe hosts a range of local amenities including village shop, primary school, a public house, and playing fields and fishing lake. It also benefits from its close proximity to neighbouring villages Hemingbrough and Osgodby. Cliffe is also ideal when commuting to York, Leeds and Hull as it is close to all major networks including the A19.

This lodge is not just a holiday home; it is a lifestyle choice, perfect for those seeking a blend of comfort, style, and the beauty of nature. Whether you are looking to downsize or simply wish to enjoy a quieter way of life, this property is an excellent opportunity not to be missed.

Cliffe Country Lodges offer luxury holiday homes and lodges for sale in a secure, private, gated community that has all the benefits of a home from home. The park has a 12-month license giving total flexibility when using your holiday home throughout the year.

Cliffe Country Lodges is an exclusive development of 2 and 3 bedroom luxury homes in Yorkshire, located close to Selby and Howden and within easy distance of York, Leeds and Hull.

The park is gated for security and offers ample individual parking, gardens, street lighting and open views across the unspoiled Yorkshire countryside. With ample amenities on-site, there is also a clubhouse and bar, additional laundry facilities and guest parking.

ACCOMMODATION

Entrance Hall

Open Plan Kitchen/ Living/ Dining 17'3" x 19'4" (5.27m x 5.90m)

Utility 4'6" x 6'6" (1.37m x 1.99m)

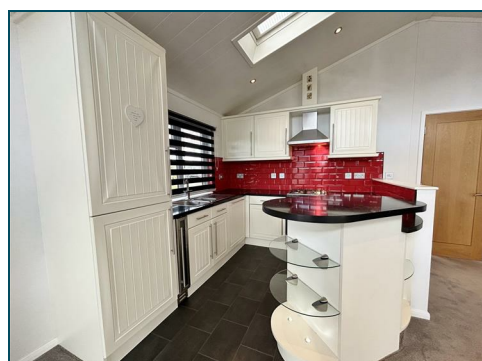
Bedroom One 10'7" x 9'5" (3.23m x 2.87m)

Dressing Room 7'5" x 5'6" (2.26m x 1.67m)

En-suite Shower Room 7'5" x 5'0" (2.26m x 1.53m)

Bedroom Two 7'2" x 9'5" (2.19m x 2.87m)

Family Bathroom 7'9" x 6'6" (2.37m x 1.99m)



COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

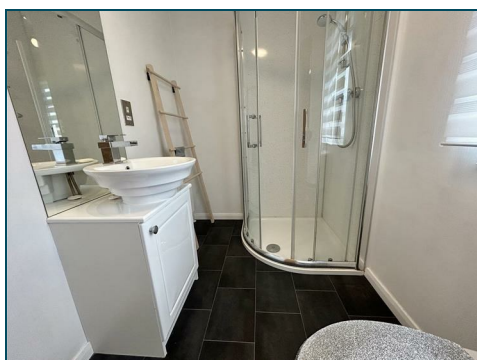
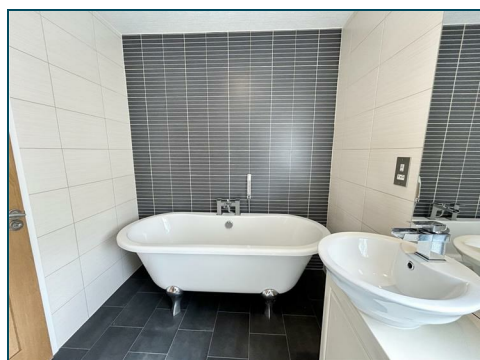
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 71.1 sq. metres (765.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	




 11 Finkle Street, Selby, North Yorkshire, YO8 4DT
info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk
 Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

