



# WILLOW GREEN

## ESTATE AGENTS



### Willerby Pinehurst Southfield Holiday Park York, YO41 5NT

**£134,995**

Welcome to the Pinehurst – a beautifully designed lodge that blends style, comfort, and flexibility for the perfect getaway or home-from-home. Finished in chic Mist Grey CanExel® cladding as standard, with options to customise the colour and upgrade to sleek graphite window frames, the Pinehurst is as stunning outside as it is inside.

Built on a fully galvanised chassis for maximum durability, you can also upgrade to BS3632 (2023) residential specification for true all-year-round living.

Step inside and feel right at home. The spacious lounge features a luxurious three-piece suite centred around a cosy, contemporary electric fire – perfect for relaxing nights in or entertaining guests. Soft blue and grey tones combined with light wood furniture and plush carpets create a calming, elegant retreat. There's also a media unit ready for your TV and ample storage throughout.

At the heart of the Pinehurst is its fabulous kitchen. Fully fitted with integrated appliances, generous worktop space, and a social island with bar stools, it's ideal whether you're whipping up a feast or just ordering in. The beautiful parquet-style flooring leads you to large patio doors, flooding the space with natural light and fresh air. A freestanding dining table with matching chairs and bench seating makes every mealtime special.

Sleep in total comfort with two king-size bedrooms – one with its own walk-in wardrobe and en-suite bathroom, and a second spacious king room perfect for family or guests. Prefer more flexibility? You can opt for twin 3' beds instead. Need even more space? Add an optional third bedroom, complete with 3' wide single beds.

Whether you're entertaining, relaxing, or hosting family and friends, the Pinehurst offers all the space, style, and comfort you could ever wish for.





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

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

