

Feature wood panelling walls in lounge and both bedrooms

Wine cooler in kitchen

Rooflight window in kitchen

Wooden floor

Corner pull out shelving unit in the kitchen

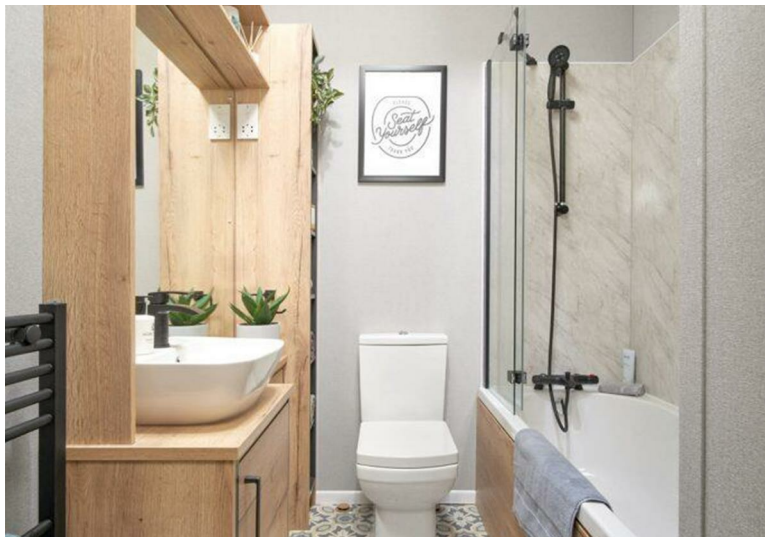
5 burner gas hob including wok burner

The Rose Holiday Park  
in Sessay

Guide price £121,995

**CRAVEN-HOLMES**  
ESTATE AGENTS

WESTWOOD LODGE HOLIDAY HOME  
FREE SITE FEES FOR 2024  
FULL WRAP AROUND UPVC DECKING  
TWO DOUBLE BEDROOMS STUNNING BATHROOM  
MODERN INTERIOR TO INCLUDE FURNISHINGS  
STUNNING LOCATION WITHIN NORTH YORKSHIRE



## Description

The ABI Westwood Lodge 44 x14 2 bedroom 2023 model

### TO INCLUDE

Light grey hard PVCu cladding

Fully galvanised heavy-duty chassis

Front sliding doors

Graphite grey 'Low E' PVC Thermaglass double glazing

Carpet underlay throughout

Fully condensing boiler gas central heating

Electric fire

Free-standing domestic style furniture

Scatter cushions in lounge

Free-standing dining table and 6 chairs

USB socket in lounge

Satellite co-ax

Integrated fridge freezer

Integrated dishwasher

Integrated microwave oven

Soft-close hinges on doors and drawers throughout

Slate effect 25mm kitchen worktops

King size bed in master bedroom

Lift-up bed in master bedroom

3ft single beds

Plain duvet covers and pillowcases

Bed throws and scatter cushions on all beds

USB sockets in all bedrooms (includes USB sockets on both sides of the main bed)

TV point in all bedrooms

Separate en suite shower and toilet

Bathroom extractor fans

Bathroom with domestic style bath

Shaver socket

Luxury soft-close toilets

Coat hooks in all bathrooms and master bedroom

Entrance hall and cloakroom

Pictures in hallway and bathroom

VELUX® rooflight window in kitchen

## Site Facilities

Indoor heated swimming pool

Outdoor pool

Public house

Coffee lounge

Pizza/Ice cream shop

Launderette

Pet friendly

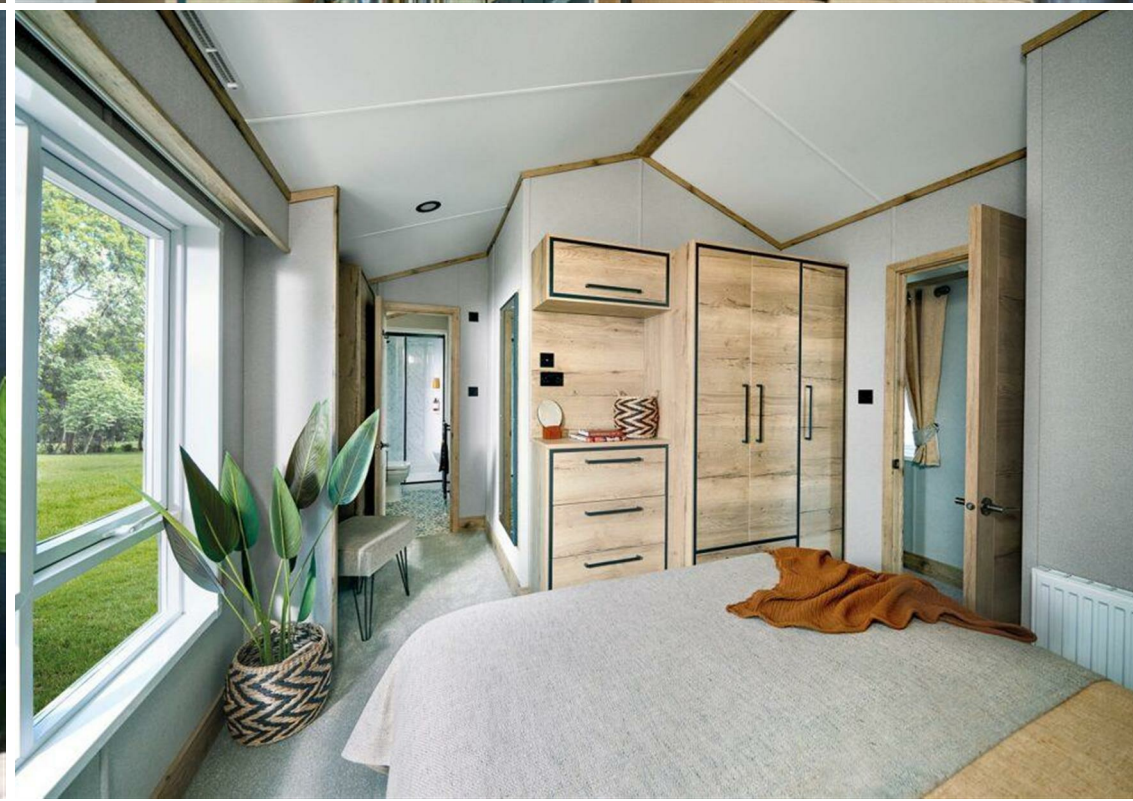
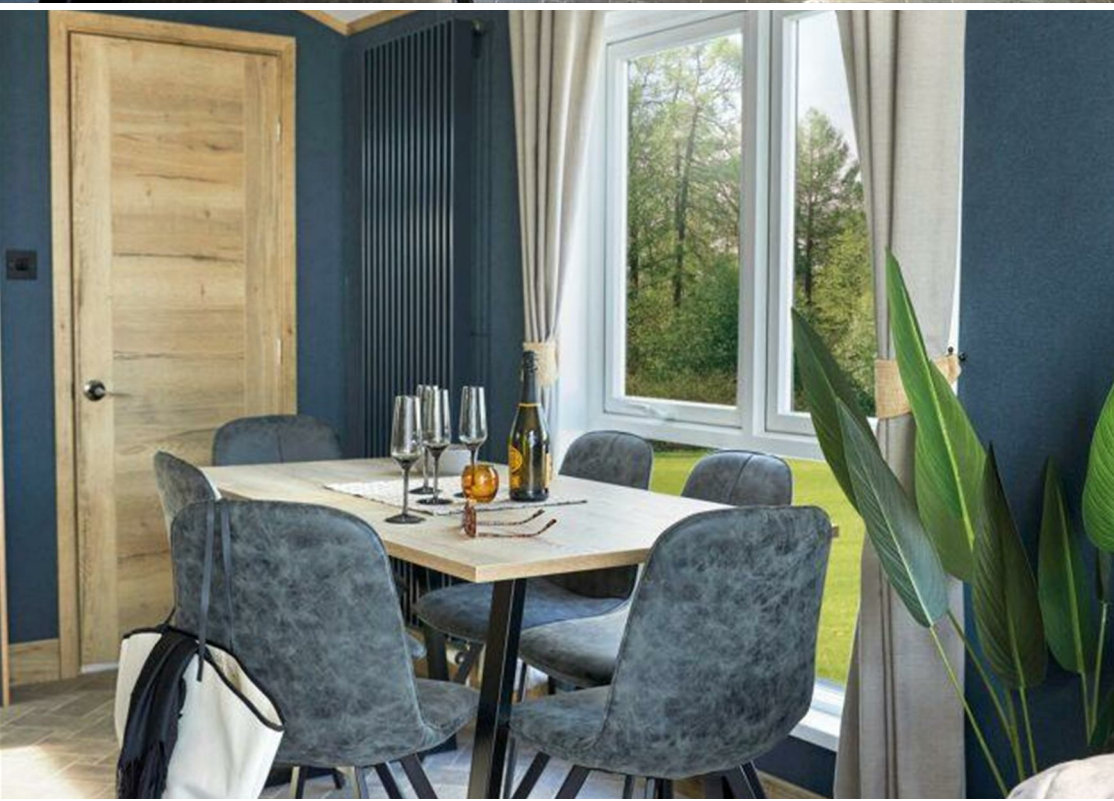
Free monthly owner events

## Location

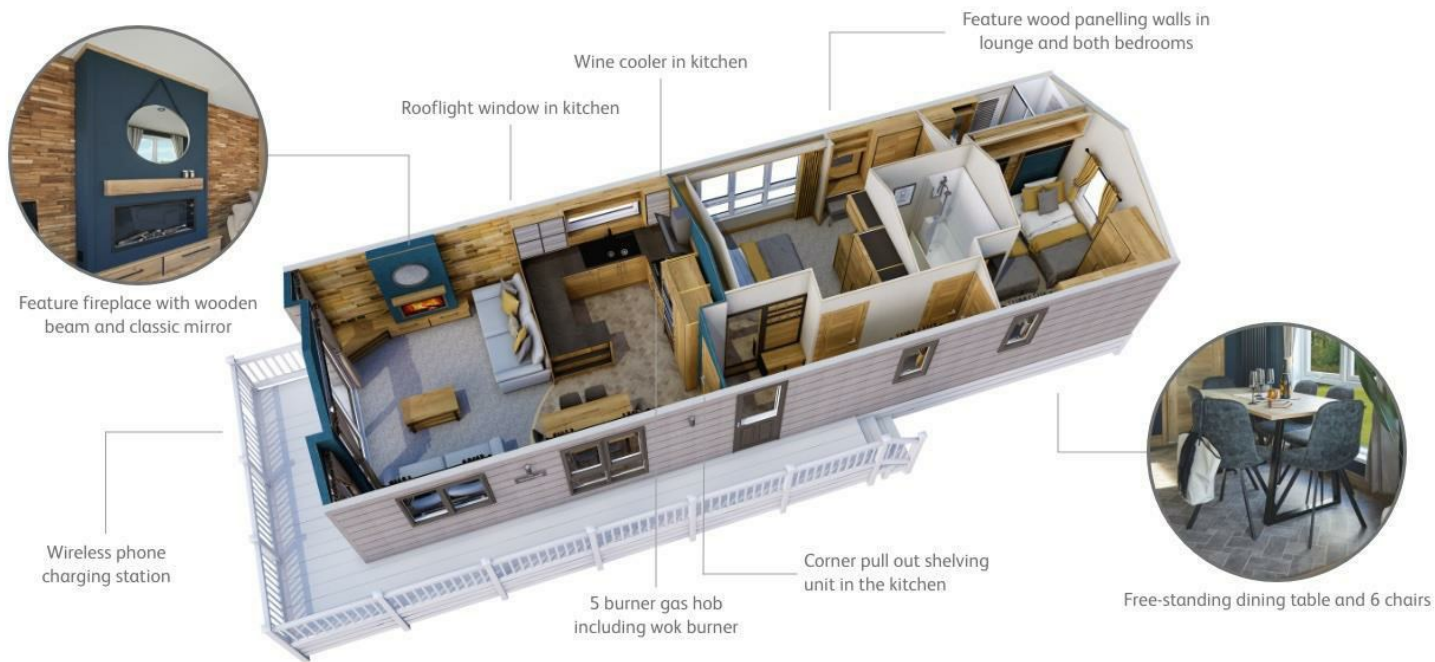
A picturesque holiday retreat set within a prime location nestled in the scenic North Yorkshire, is conveniently located less than 20 miles from the historic city of York. The park enjoys an ideal setting, offering easy access to the enchanting Yorkshire Dales and is surrounded by serene countryside

## Fees

The site fees for the 50 week license are £4690 including water and sewerage rates, running costs for the year including fees, electric and gas are estimated to be approximately £5800.00 on a home like this, this will vary slightly depending on usage of course.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		FUE Directive	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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