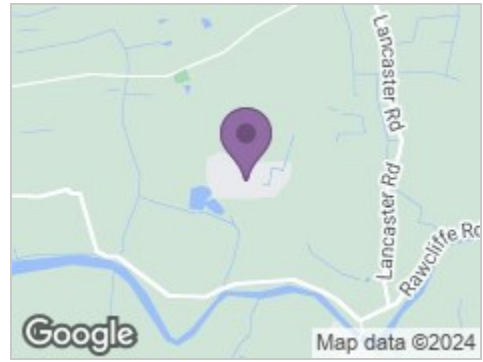


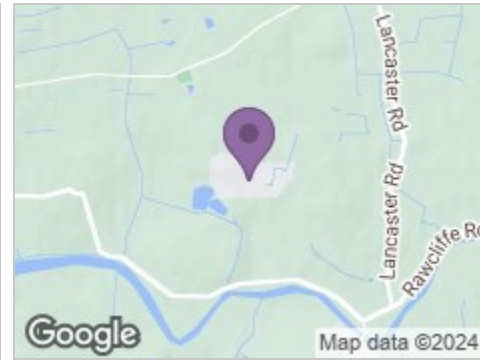
Road Map



Hybrid Map



Terrain Map



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



62 Monks Wood Rawcliffe Hall Holiday Park
Wyreside, Out Rawcliffe, PR3 6TQ

Asking Price £78,995



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62 Monks Wood Rawcliffe Hall Holiday Park

Wyreside, Out Rawcliffe, PR3 6TQ

Asking Price £78,995



Open Plan Lounge/Kitchen/Diner

18'8" x 11'6" (at widest)

UPVC double glazed windows to front and side. UPVC double glazed sliding doors providing access on composite wrap around decking. Kitchen provides a range of wall and base units with complimentary worktops above. Freestanding gas cooker, Integral microwave, integral fridge and freezer. Integral dishwasher. Stainless steel sink unit with mixer tap above. Herring bone style luxury vinyl flooring to kitchen and carpet to lounge and dining area. Lounge area provides fitted 'L' Shaped sofa with pull out bed and fitted dining sofa. Feature electric fire place. Radiator and ceiling lights.

Bathroom

7'3" x 4'10"

UPVC double glazed window to side. UPVC double glazed opaque window to side. Three piece bathroom suite comprising; panel bath with shower above, pedestal wash hand basin and low flush WC. Herring bone style luxury vinyl flooring, ladder style towel heater and ceiling lights.

Bedroom Two

7'7" x 7'3"

UPVC double glazed window to side. Fitted cupboard and shelves. Carpet, ceiling lights and radiator.

Bedroom One

8'5" x 7'7"

UPVC double glazed window to side. Fitted

wardrobe, cupboards and wall mounted bedside tables. Carpet, ceiling lights and radiator. Access through to En-suite shower.

En-Suite Shower Room

2'8" x 7'6"

UPVC double glazed opaque window to side. Three piece bathroom suite comprising; walk in twin shower unit, pedestal wash hand basin and low flush WC. Herring bone style luxury vinyl flooring, ladder style towel heater and ceiling lights.

Chalet Details & Key Information

2023 Willerby Castleton (Brand New)

Located on a brand new development with limited pitches.

Double Private Driveway

Mains Gas Supply

Includes 2024 site fees & luxury wrap around deck & skirting

50 Week owner season – Long owner season

Owners only site

2 bedrooms, sleeps 6

Rawcliffe Hall

Rawcliffe Hall is steeped in history and boasts a snooker hall, breath taking woodlands walks, bar serving traditional ales and cosy lounges. There is also an on site shop and launderette.

Site Fees

For new customers this an annual fee of £4,180 and £5,190 for Twin Units.

This can be paid in one or two installments.

Payment one for both options is due 1st December, the second payment is due by 7th February.

(£50 discount is offered if paid in full)

Site fees include water rates & non commercial business rates.

Gas

Mains gas supply is provided on new development pitches.

Electric

Electric top up cards. Pay as you go.

Safety Checks

Full safety checks are carried out prior to handover. This includes a 12 month gas certificate and 3 year electrical certificate.

Unlimited Licence

Unlimited licence with no age limit restrictions so you can keep it as long as you like.

Park Opening

1st March until 4th January.

*Extended for some lodge plots

Finance

Finance is available, subject to status.

Insurance

Opt for insurance via the site which is on average £250 per annum or an alternative provider.

Entrance Hallway

UPVC double glazed UPVC door to side providing access into chalet from exterior decking. Access to all rooms. Storage cupboard. Herring bone style luxury vinyl flooring, radiator and ceiling lights.

