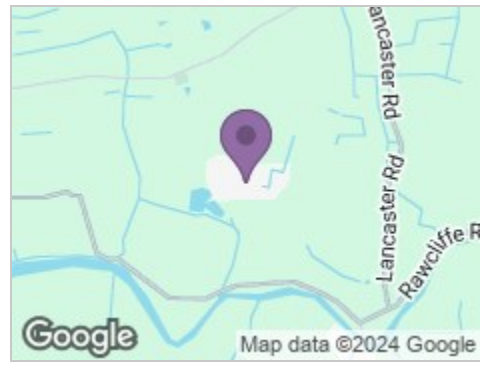


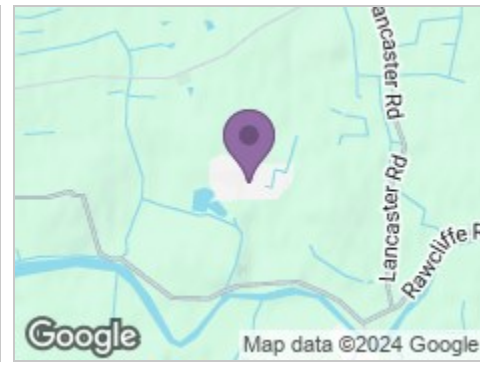
Road Map



Hybrid Map



Terrain Map



Floor Plan



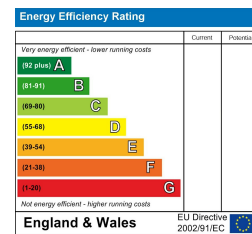
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as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

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.

Energy Efficiency Graph



63 Monks Wood Rawcliffe Hall

Wyreside, Out Rawcliffe, PR3 6TQ

Asking Price £75,995



**FREE**  
DECKING &  
Patio Furniture

On all  
NEW  
Holiday Home  
purchases





# 63 Monks Wood Rawcliffe Hall

Wyreside, Out Rawcliffe, PR3 6TQ

Asking Price £75,995



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.

### Open Plan Lounge/Kitchen/Diner

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

### Shower Room

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

### Bedroom Two

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

### Bedroom One

UPVC double glazed window to side. Fitted wardrobe, cupboards and wall mounted bedside tables. Carpet, ceiling lights and radiator. Access through to En-suite WC.

### En Suite WC

UPVC double glazed opaque window to side. Pedestal wash hand basin and low flush WC. Luxury vinyl flooring, ladder style towel heater and ceiling lights.

### Chalet Details & Key Information

2023 Willerby Sierra (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 (buyer has the option to pick the decking for installation upon purchase)

38ft x 12ft, 2 bedrooms sleeps 6

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.

