



## York Road, York

- TWO BEDROOM LODGE
- SOUTH FACING PLOT
- WALK-IN WARBROBE

- SOUGHT-AFTER HOLIDAY PARK
- OPEN PLAN LOUNGE/KITCHEN

**£85,000**

**Tenure: Freehold**

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# York Road, York

## DESCRIPTION

This is a fantastic chance to buy a pre owned lodge at this age, just over 4 years old the holiday home is immaculate and has been well maintained, you will not be disappointed. Furthermore it is situated on a spacious south facing plot surrounded by mature trees.

The lodge features an open plan living area with a fully equipped kitchen, and French doors opening out the a large decking area, off the hall are 2 bedrooms with walk in wardrobe to the master bedroom. The bathroom has bath and shower.

The lodge and decking have recently been treated and comes part furnished, is this your perfect home from home to create amazing holidays for years to come.

The property is on a license which has 95 years left.



Ground Floor  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq ft. (52.6 sq m.) approx.

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 as to their operability or efficiency can be given.  
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Council Tax: Exempt

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

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