



Hull Road, Wilberfoss, York, YO41 5PF

- HOLIDAY LETS ALLOWED
- ENSUITE
- CONVENIENT ACCESS TO YORK
- BEAUTIFULLY PRESENTED
- PARKING FOR TWO CARS
- UTILITY ROOM

£125,000



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DESCRIPTION

A beautifully presented, three bedroom holiday lodge on a popular site with convenient access to York.

Upon entering the lodge you have an entrance hall giving access to the other primary rooms. There is a stunning open plan living kitchen diner, with a wide range of base and wall units, high quality integrated appliances and an abundance of natural light from windows sky lights and patio doors. There is also an attractive log burner creating a focal point to the room.

You have three bedrooms, the main of which has a walk in wardrobe and ensuite shower room. The main bathroom comprises sink, W.C and bath with shower attachment. The internal accommodation is completed by a useful utility room.

Externally there is a driveway providing off street parking for two cars. There are several raised deck areas as well as patio and seating areas, space for a greenhouse and a large timber shed.

Florida keys is conveniently located approximately 7 miles east of York's outer ring road and the market towns of Pocklington, Market Weighton and Beverley are all accessible via the A1079. Florida Keys also provides a good base for those looking to incorporate York and the east coast resorts into their stay.

The site operates on a 52 week licence although it is not permitted to be used as a primary residence, making it an excellent option for those looking for an investment property or second home.

Viewing is highly recommended to truly appreciate all that this lodge has to offer.







Total floor area 84.6 m² (910 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.

| 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 | |

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.