



Hull Road, Wilberfoss, York, YO41 5PF

- SUCCESSFUL HOLIDAY LET
- ENSUITE
- HOT TUB
- WELL PRESENTED
- WALK IN WARDROBE
- GENEROUS PLOT

£72,500



Hull Road, Wilberfoss, York, YO41 5PF

DESCRIPTION

A well-presented, two bedroom lodge, currently used as a successful holiday let offering convenient access to York.

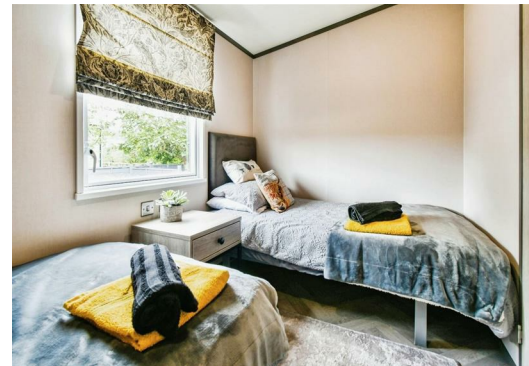
The lodge is entered via a door to the side leading into the open plan kitchen living diner. The modern kitchen features a range of base and wall units with integrated appliances. The bright and airy living room is filled with natural light from floor to ceiling windows round the patio doors, there is also a feature fireplace creating a focal point to the room.

The property has two bedrooms, one of which has an ensuite shower room and walk in wardrobe. A second shower room completes the internal accommodation.

Externally the property has a large plot with landscaped garden and fabulous hot tub area covered by a gazebo. There is also off street parking for two vehicles.

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 47.3 m² (509 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.



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