



Hull Road, Wilberfoss, York, YO41 5PF

- GENEROUS PLOT
- BUILT IN APPLIANCES
- OPEN PLAN
- GREAT LOCATION
- HOLIDAY LETS PERMITTED
- OVERLOOKING GREEN SPACE

£65,000



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DESCRIPTION

A really well located 2 bedroom lodge on a popular site offering great access to York and the countryside.

Upon entering the lodge you come into an open plan kitchen living diner space filled by natural light with windows to three aspects. The kitchen area has a range of modern base and wall units with integrated appliances. There are 2 double bedrooms both with fitted draws and wardrobes.

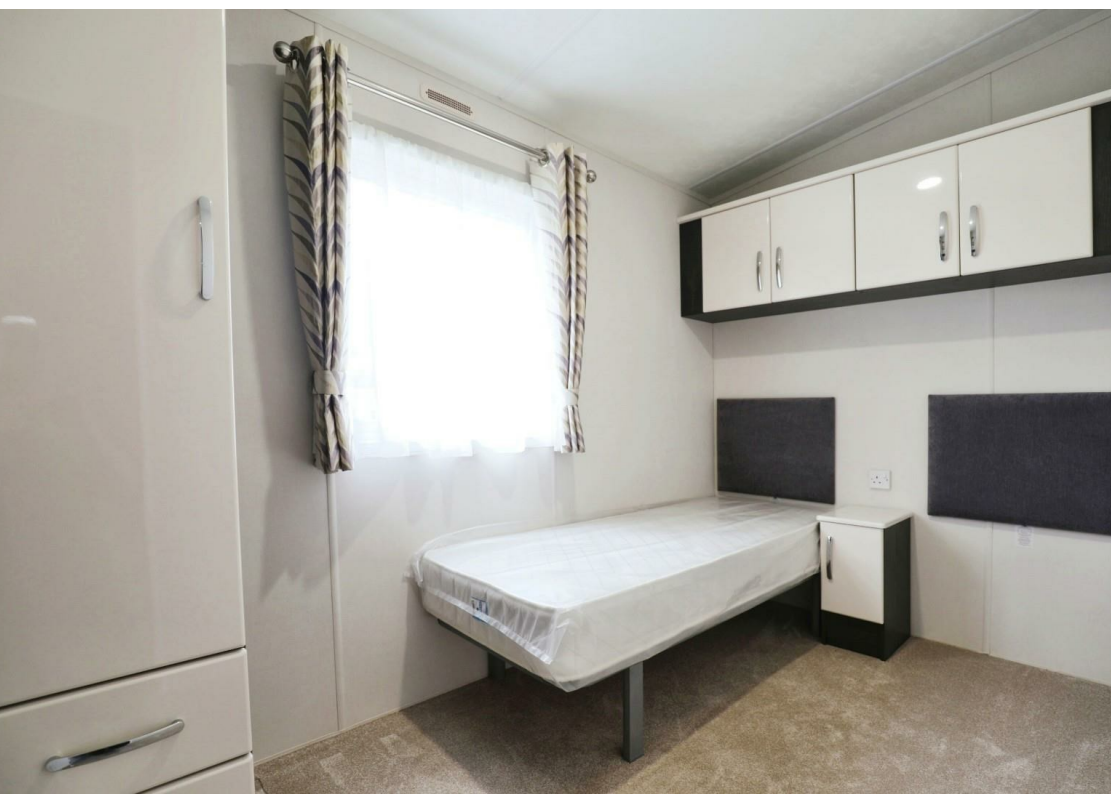
The Lodge benefits from a generous plot in a great position with a view over an open grass field.

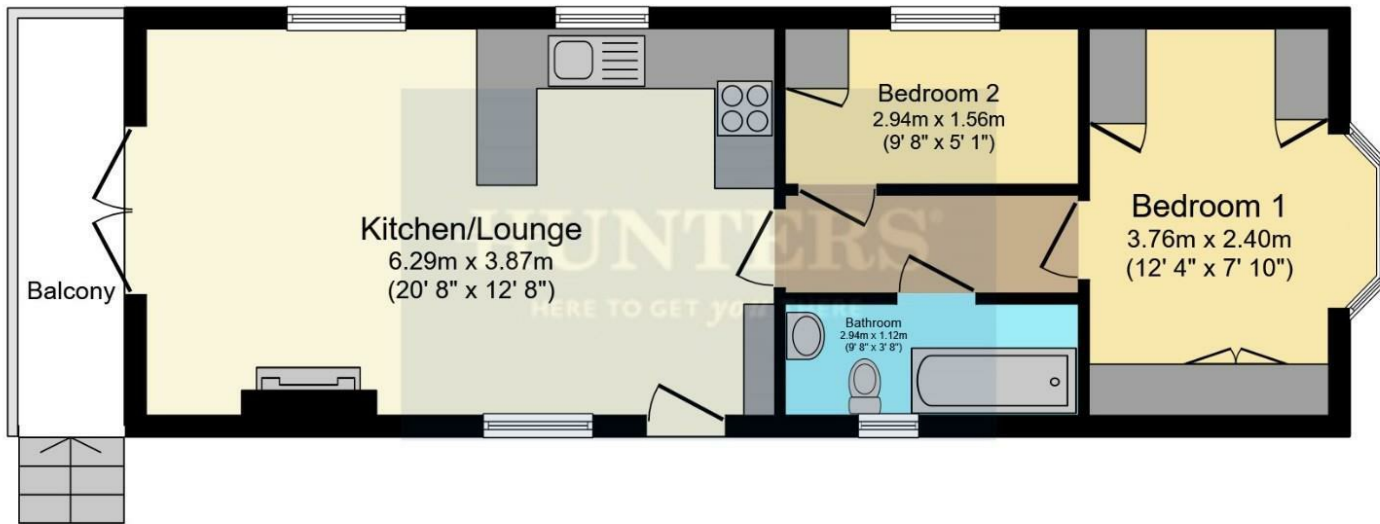
Florida Keys is conveniently located approximately 7 miles east of York's outer ring road and the market towns of Pocklington, Market Weighton and Beverley are all accessible via the A1079.

Florida Keys also provides a good base for those looking to incorporate York and the east coast resorts into their stay.

Agents Note – Hunters are obliged to inform potential purchasers that a previous incident happened in the property, please ask for more information when booking a viewing.







Total floor area 46.5 m² (501 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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