

Mark Stephenson's

ESTATE & LETTING AGENTS



40 Flamingo Land, Kirby Misperton, YO17 6UU

£176,000

- Brand new Park Home
- Fully furnished & equipped
- Easy parking for two
- Full residential status
- Fantastic open plan living
- Enclosed rear gardens
- Well established location
- Large terraced balcony
- Mains gas c/heating

20 Birdgate, Pickering, YO18 7AL - 01751 476 900
13a Yorkersgate, Malton, YO17 7AA - 01653 692 500

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40 Flamingo Land, Kirby Misperton YO17 6UU

Brand new Park Home of a generous size, fully furnished and ready for immediate occupation. With full residential status the property sits at the end of a small cul-de-sac forming part of this now very well established development, part of the Flamingo Land resort. Fantastic open plan living onto a large balcony, three bedrooms, two bathrooms, mains gas c/h, parking for two cars.



Council Tax Band: A



General information

4 weekly rent at £142.53 which includes water rates & park admission for residents.

Electricity is metered and paid to the park.

Mains gas is metered through British Gas.

Upon resale Flamingo Land levy a fee equivalent to 10% of the sale price

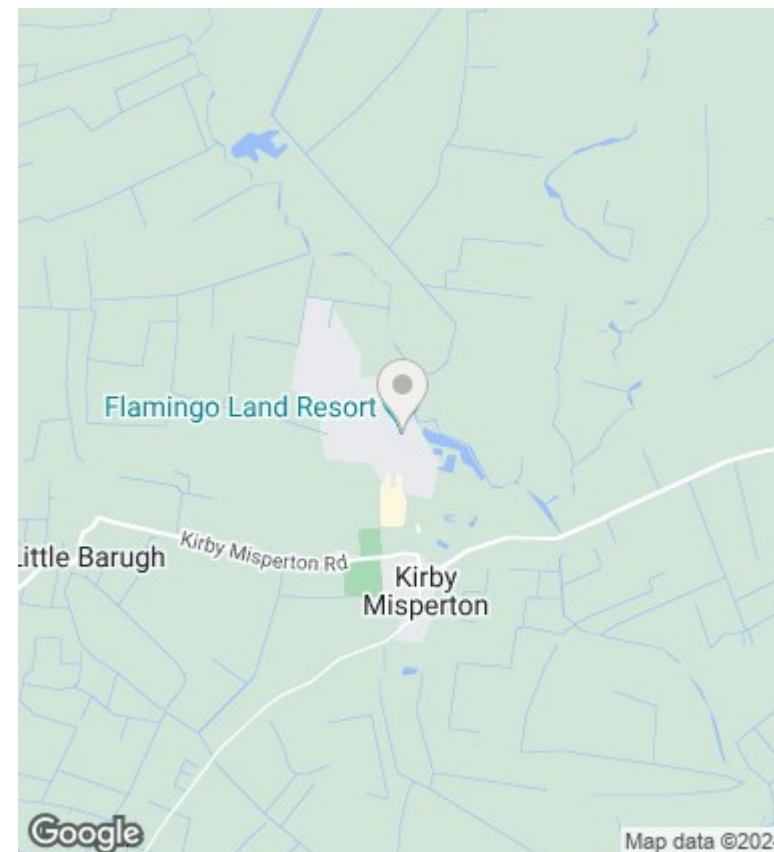
Directions

Best found by heading northbound out of Malton on the A169 towards Pickering turning off to the left after approximately four miles and sign posted Kirby Misperton/Flamingo Land. Proceed into the grounds of the park following the signs to the holiday village.

Approximate Gross Internal Area 847 sq ft - 79 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2023



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	