







10 Florida Keys Hull Road Wilberfoss

York, YO41 5PF

Guide Price £79,000

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LARGE 2 BEDROOM HOLIDAY LODGE SITUATED ON THIS ENVIABLE POSITION AND ON A GOOD SIZE PLOT. Located on the first phase of this popular Florida Keys development, in between the historic city of York and the popular market towns of Pocklington and Market Weighton, plus within driving distance of the East Yorkshire coastline. Currently used as a holiday home and maintained to a very good standard with the benefit of uPVC double glazing throughout, it comprises entrance hall into large living/dining room with vaulted ceiling, fitted kitchen, utility room, inner hallway, 2 double bedrooms and a 4 piece family bathroom. To the outside is a raised timber decked terrace, landscape garden and parking for at least 3 vehicles with potential to create further garden space. An internal viewing of this impressive property is highly recommended.

Kitchen

uPVC window to side, fitted wall and base units, counter tops, inset stainless steel sink and drainer, integrated electric oven and induction hob, power points. Tiled flooring.

Utility Area

Opaque window to side, base units, space and plumbing for appliances, wall mounted gas boiler, power points. Tiled flooring.

Living/Dining Room

uPVC double doors on to raised timber decked area, uPVC windows to side and rear, TV point, power points, double panelled radiator. Oak flooring.

Bedroom 1

uPVC windows to front and side, power points, double panelled radiator. Carpet.

Bedroom 2

uPVC windows to front and side, power points, double panelled radiator. Carpet.





Bathroom

uPVC opaque window to side, suite comprising panelled bath with mixer shower head, walk in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor fan. Tiled flooring.

Outside

Tarmac driveway providing ample off street parking, landscaped rear garden, raised timber decked areas backing on to fields and mature trees.



FLOOR PLAN



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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Ground Floor
817 sq.ft. (75.9 sq.m.) approx.

LOCATION



EPC

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