







Florida Keys Hull Road Wilberfoss

York, YO41 5PF

**Guide Price £105,000**

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**FANTASTIC TIMBER LODGE ON THIS HIGHLY REGARDED DEVELOPMENT.** This fabulous 3 bedroom lodge would make an ideal holiday let or holiday home and is positioned in a perfect spot on the highly sought after Florida Keys site. Offered **FULLY FURNISHED** with fitted kitchen, dining area, large living room, bathroom and 3 double bedrooms (master with en-suite). To the outside there is raised timber decking to 3 sides, hot tub, good size gardens and a large timber shed. There is also ample designated parking spaces. **MUST BE VIEWED!**

### Entrance

Door in to;

### Utility Area

Range of units comprising roll top work surfaces, plumbing for automatic washing machine, radiator, power points, tiled splash backs.

### Kitchen

Window to rear, range of fitted wall and base mounted units, inset 1 and a 1/2 sink, double oven, gas hob with extractor above, integrated fridge freezer, power points, tiled splash backs. Vinyl flooring.

### Dining Area

French doors onto front, radiator, power points.

### Lounge

French doors to front, two windows to side and further window to rear, radiator, TV point, power points.

### Inner Hall

Radiator.

### Bedroom 1

Window to front, fitted wardrobes, radiator, power points. Door to;

### En-Suite

Opaque window to front, walk in shower cubicle, pedestal wash hand basin, low level WC.





### **Bedroom 2**

Window to rear, radiator, power points.

### **Bedroom 3**

Window to Front, radiator, power points.

### **Bathroom**

Opaque window to rear, panelled bath with shower, pedestal wash hand basin, low level WC, heated towel rail.

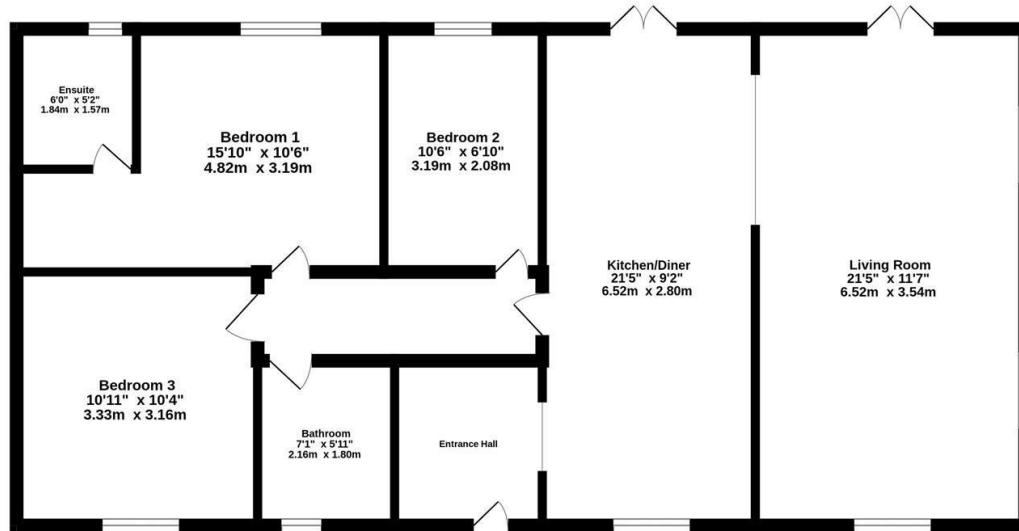
### **Outside**

Decking to 3 sides, hot tub and barbeque area, lawned area with fencing and timber shed. There is also ample designated parking spaces.



## FLOOR PLAN

Ground Floor  
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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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## LOCATION



## EPC

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