







Florida Keys Hull Road Wilberfoss

York, YO41 5PF

**Guide Price £105,000**

 3  2  1 

**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.

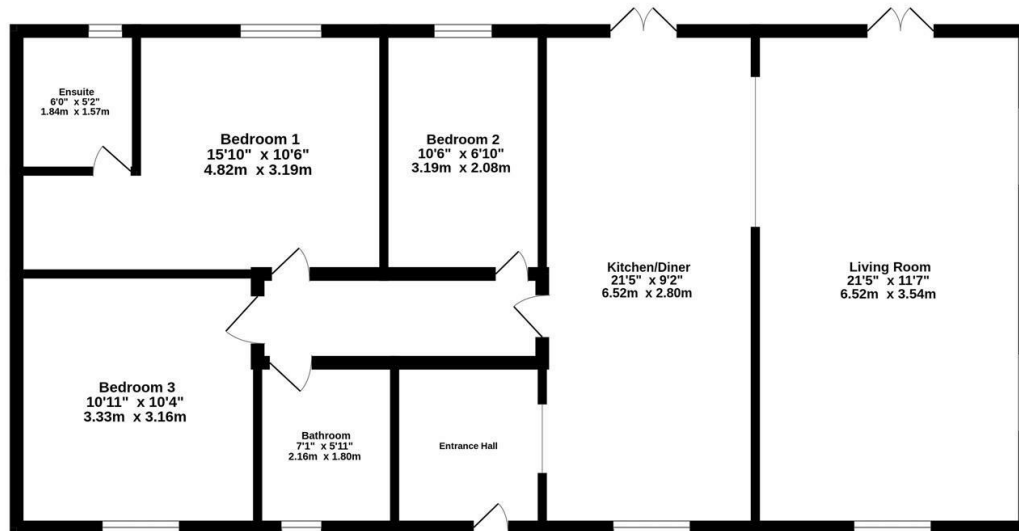
### **Outside**

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.  
Made with Metropix ©2023

## LOCATION



## EPC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA

Tel: 01904 646611 Email: [info@churchillsyork.com](mailto:info@churchillsyork.com) [www.churchillsestateagents.co.uk](http://www.churchillsestateagents.co.uk)