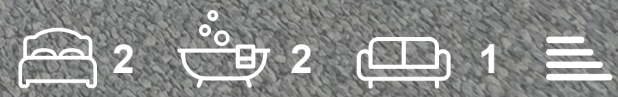




Duckwing Holiday Park Feoffee Lane Barmby Moor

York, YO42 1PG

**Guide Price £130,000**



FREE GROUND RENT UNTIL 2025.  
DELUXE LARGE 2 BEDROOM ALL YEAR  
ROUND LODGE - set on this new  
development just outside Wilberfoss and  
with easy access into York and Pocklington  
and out to the Wolds. The park is set in a  
lovely rural setting overlooking fields and  
makes a lovely forever home, holiday home  
or holiday rental opportunity. Comprises  
hall, large living/dining room, kitchen with  
high quality fitted units and integrated  
appliances, master bedroom with en-suite  
shower room and further double bedroom,  
and a high quality bathroom. To the outside  
are gardens with car parking. AN  
INTERNAL VIEWING IS STRONGLY  
RECOMMENDED.

### Entrance Hallway

uPVC entrance door, radiator, skirting,  
power points. Carpeted floors.

### Living Room

uPVC double glazed windows to side and  
front, 2 x Radiator, power points, TV point,  
skirting. Carpeted floors.

### Kitchen

uPVC double glazed window to side, wall  
and base units, counter top, sink and  
draining board, integrated fridge freezer, gas  
hob, electric oven, extractor fan, integrated  
dishwasher and washing machine radiator,  
power points, skirting. Vinyl flooring.

### Bedroom 1

uPVC double glazed window to side,  
cupboard, power points, TV point, skirting.  
Carpeted flooring.

### En Suite

uPVC double glazed window to rear, corner  
shower cubicle, wash hand basin, W.C,  
radiator, skirting. Vinyl flooring.

### Bedroom 2

uPVC double glazed window to rear,  
radiator, skirting. Carpeted floors.



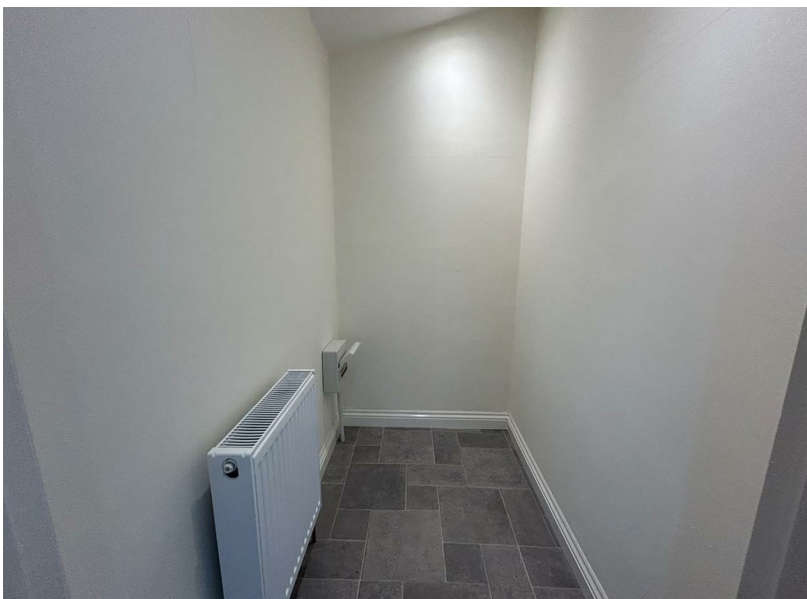


### **Bathroom**

uPVC double glazed window to side, free standing roll top bath, twin wash hand basin, x2 radiators, skirting. Tiled vinyl flooring.

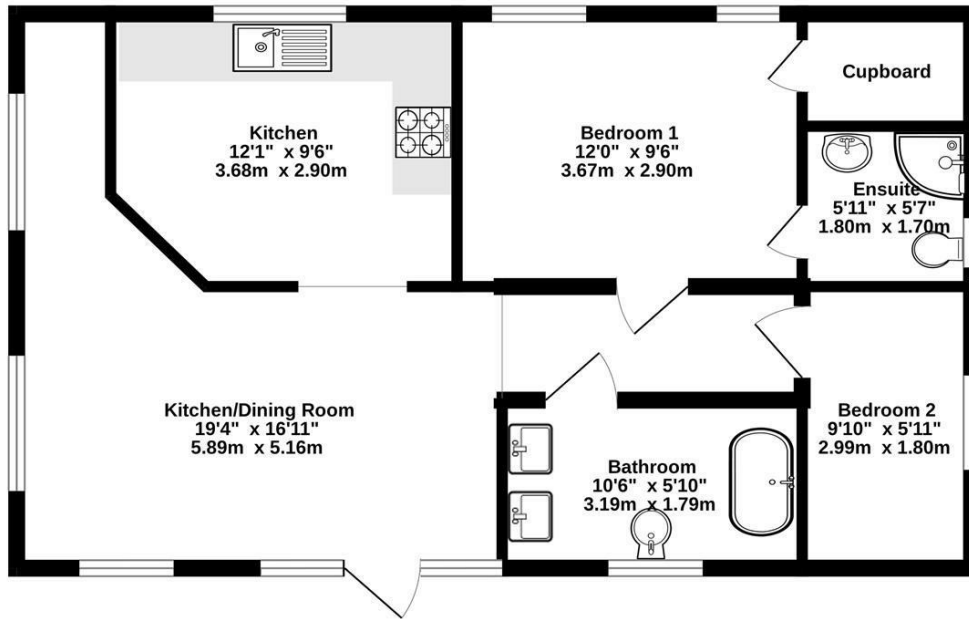
### **Outside**

Parking.



## FLOOR PLAN

Ground Floor  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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

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

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.