



94 Florida Keys Hull Road Wilberfoss  
York, YO41 5PF  
**£85,000**

A MAGNIFICENT HOLIDAY LODGE WITH HOT TUB! - An opportunity to purchase this excellent property on a generous private plot! We as Agents are delighted to offer for sale this beautiful two bedroom holiday home situated on this highly sought after development, located in East Yorkshire with excellent road links to the historic York city centre and the market towns of Pocklington and Market Weighton plus within driving distance of the East Yorkshire Coast. Currently used as a successful investment and updated and maintained to a high quality standard throughout it comprises 20' living kitchen, inner hallway, two bedrooms with fitted wardrobes and three piece family bathroom. To the outside is a beautiful landscaped garden with raised decked area, hot tub and parking. An internal viewing of this fantastic property is highly recommended.

### Entrance Hall

uPVC Entrance Door, double panelled radiator, power points, carpet.

### Kitchen/Dining Room

Fitted wall and base units, countertop with stainless steel sink, draining board & mixer tap. Integrated electric oven and hob, dishwasher, fridge/freezer, uPVC windows to two aspects, power points, vinyl flooring, spotlights.

### Lounge

uPVC French doors onto raised balcony, uPVC windows to two aspects, double panelled radiator, wall mounted electric fire, spotlights, power points, TV point, carpet.

### Bedroom 1

uPVC windows to side, fitted wardrobe, double panelled radiator, power points, carpet, walk-in cupboard.

### Bedroom 2

uPVC window to side, fitted wardrobe, double panelled radiator, power points, carpet.





### House Bathroom

Jack & Jill style comprising; Panelled bath with mixer shower head over, low-level WC, wash hand basin, vinyl flooring, towel radiator, extractor fan.

### Outside

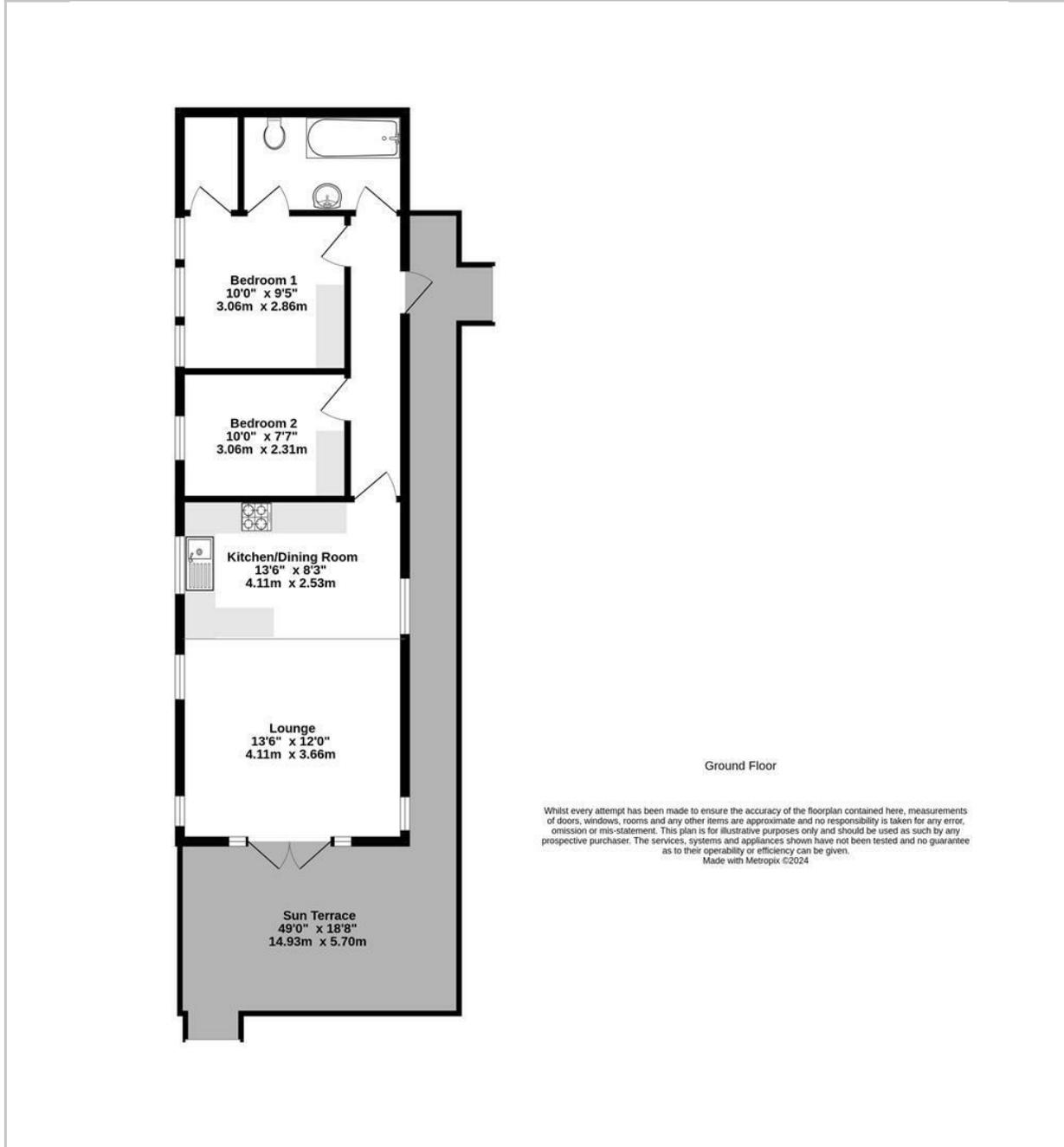
Large raised decked area, side garden with artificial turf, Hot tub, storage, parking space and timber fence boundary.

### Lease/Service Charge

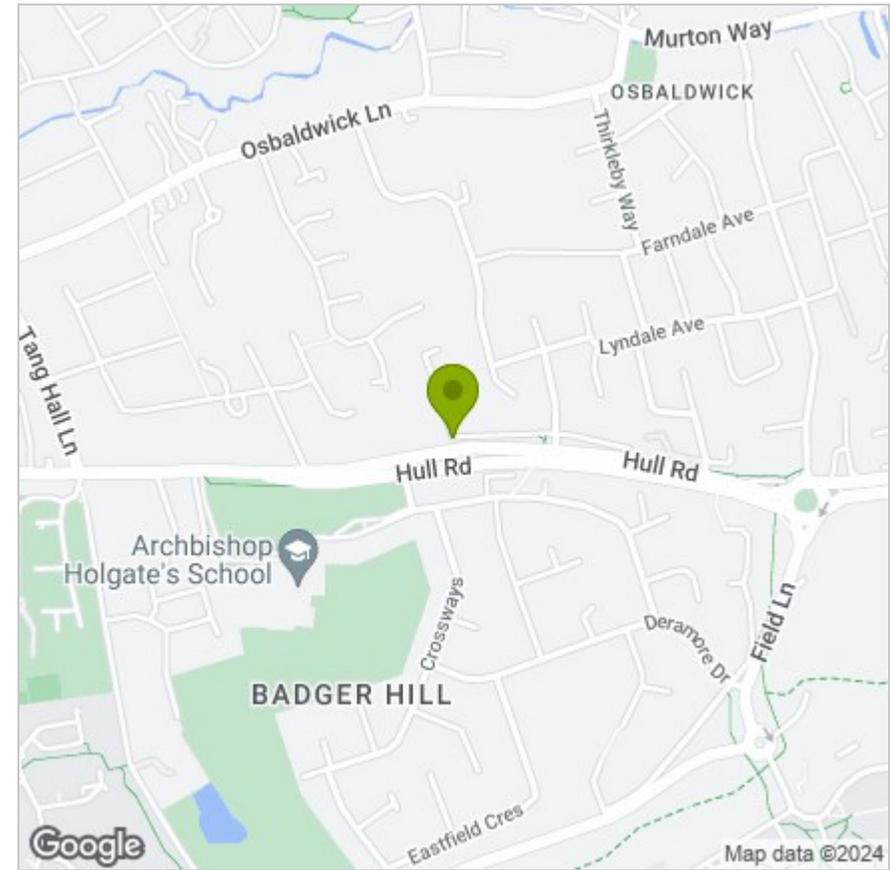
Please contact Churchills Estate Agents



# FLOOR PLAN



# 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<br>2002/91/EC |           |

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