







30 Florida Keys Hull Road Wilberfoss

York, YO41 5PF

**Guide Price £95,000**

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**SPACIOUS THREE BEDROOM PARK HOME GREAT HOLIDAY HOME OR INVESTMENT!!!** Churchills Estate Agents are pleased to offer for sale this delightful 3 bedroom park home located in this popular and highly regarded development convenient for the historic city of York, the Yorkshire Wolds, the coastline and as well as nearby market towns of Pocklington and Market Weighton. The property benefits from laminate flooring, vaulted ceilings, 2 hardwood decked terrace areas and landscaped gardens within a good sized plot. It briefly comprises kitchen, family room, living room with a log burner, master bedroom with walk in wardrobe and en suite shower room, plus two further bedrooms and house bathroom. To the outside are raised hardwood timber decking areas and parking for at least 2 vehicles plus a lovely landscaped garden area. An internal viewing of this stunning property is highly recommended.



### **Kitchen Diner**

Vinyl flooring, wooden skirting, radiator, stainless sink and drainer, gas hob electric oven, space for appliances, combination boiler, electric points. Window to rear.

### **Sun Room**

Laminate flooring, skirting, radiator, electric points, patio doors. Window to front.

### **Living Room**

Laminate flooring, skirting, electric points, TV point, radiator, windows to side and rear. Log burner.



### **Bedroom Three**

Carpets, window to side, radiator, skirting, electric points. Radiator.

### **Bedroom Two**

Carpets, window to side, radiator, skirting, storage cupboard, electric points. Radiator.



### **Bathroom**

Bath with shower over, W.C, wash hand basin, vinyl flooring, window to side. Towel radiator.





### **Bedroom One**

Carpets, window to side, radiator, skirting, double storage cupboard, electric points. Radiator.

### **Ensuite**

Shower cubicle, over, W.C, wash hand basin, vinyl flooring, window to rear. Towel radiator.

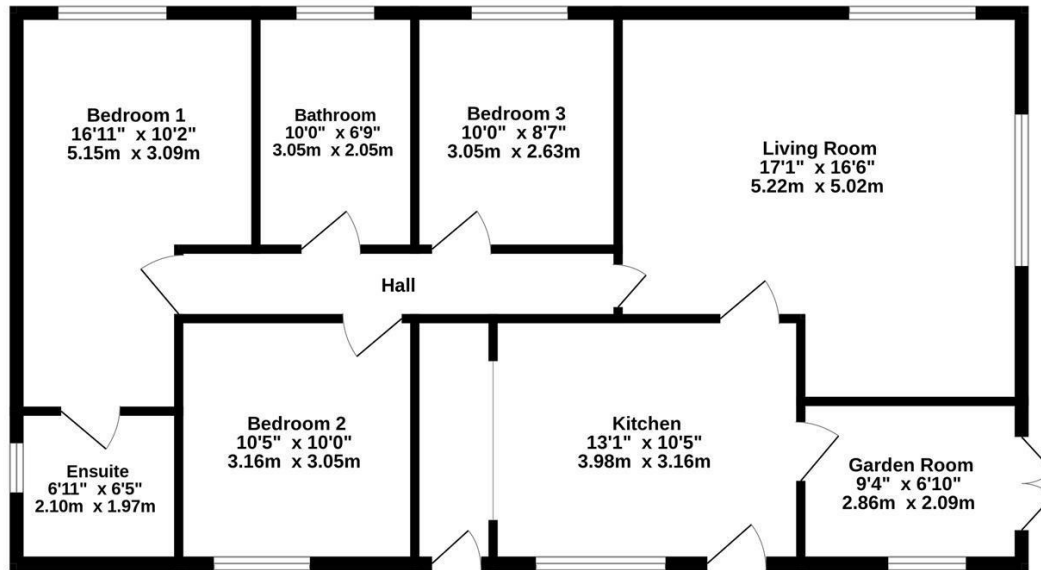
### **Outside**

Decking to the front, lawn to the rear with established shrubbery. Parking



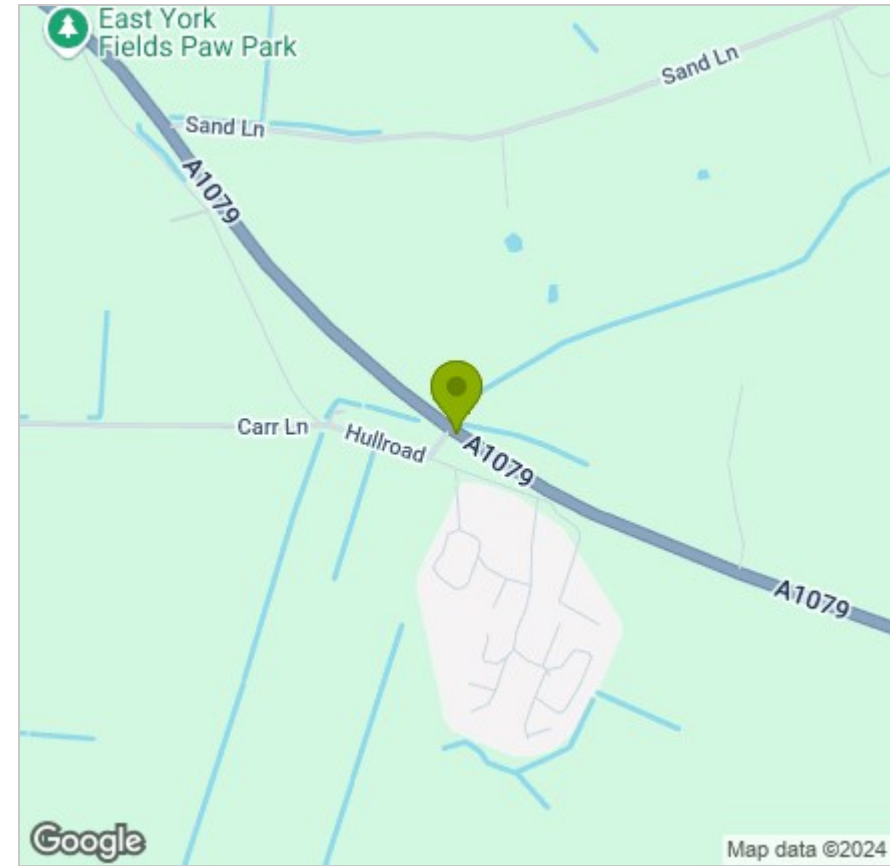
# FLOOR PLAN

Ground Floor  
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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	

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