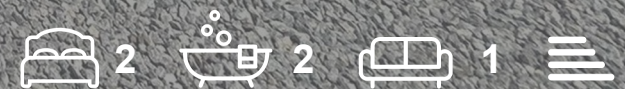




Duckwing Holiday Park Feoffee Lane Barmby Moor

York, YO42 1PG

Guide Price £130,000



PAY NO GROUND RENT UNTIL 2026!
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.



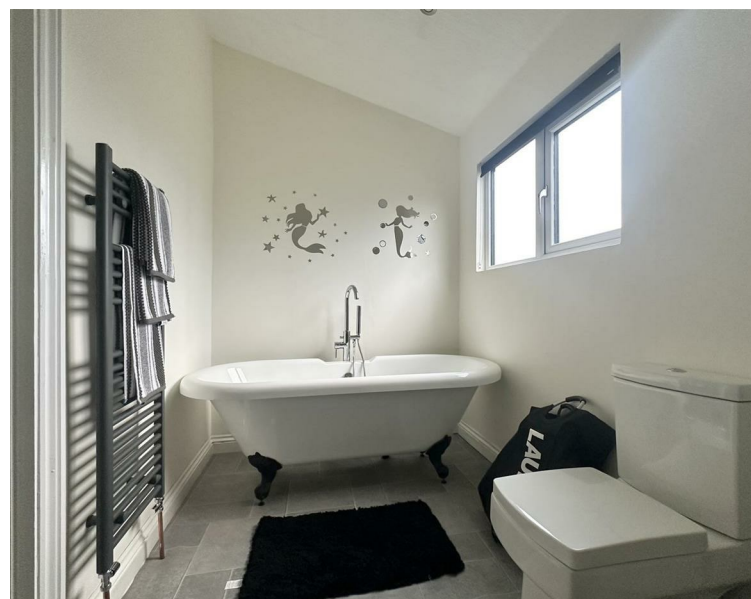


Bathroom

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

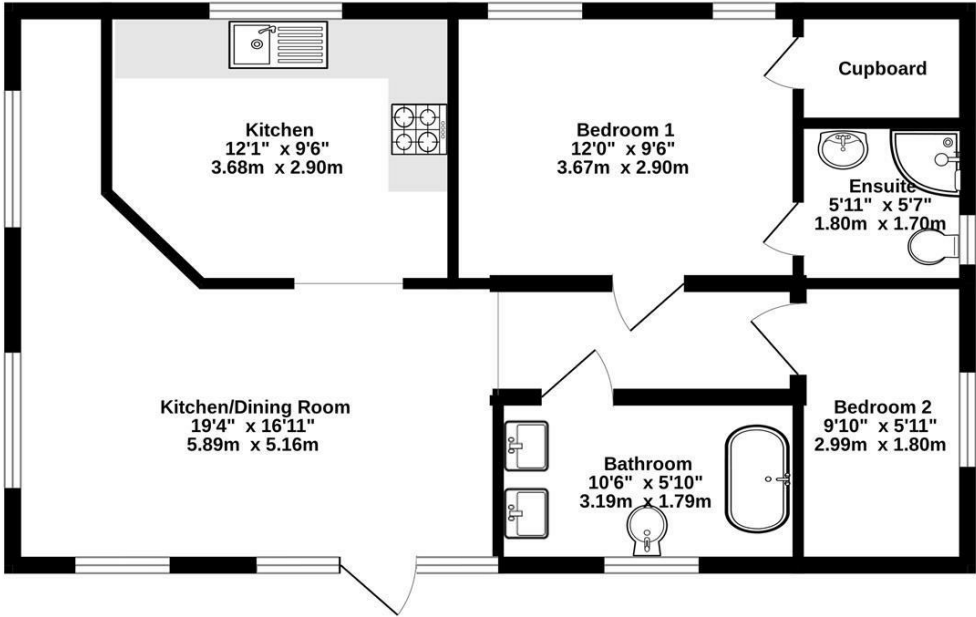
Outside

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.