



Wilberfoss Park Hull Road Wilberfoss

York, YO41 5PF

**Guide Price £70,000**

2 1 1

Nestled on the outskirts of the charming village of Wilberfoss, just a stone's throw from the historic city of York, this delightful two bedroom park home offers a perfect retreat for those seeking a holiday escape. Recently refurbished, the lodge boasts modern comforts while retaining a warm and inviting atmosphere, making it an ideal getaway for families or couples alike. Set on a generous plot, the property provides ample outdoor space, allowing you to enjoy the tranquillity of the surrounding countryside. The peaceful setting is perfect for relaxation, whether you wish to unwind with a good book or enjoy al fresco dining in the fresh air. The interior of the lodge has been thoughtfully designed to maximise space and light, creating a welcoming environment. The two well-proportioned bedrooms offer comfortable accommodation, while the open-plan living area is perfect for socialising and entertaining. With its proximity to both York and Wilberfoss, you will have easy access to a wealth of local amenities, attractions, and scenic walks. If you are in search of a holiday home that combines comfort, style, and a peaceful location, this refurbished lodge on Hull Road is an opportunity not to be missed.

### **Living Kitchen**

**Bedroom 1**

**Bedroom 2**

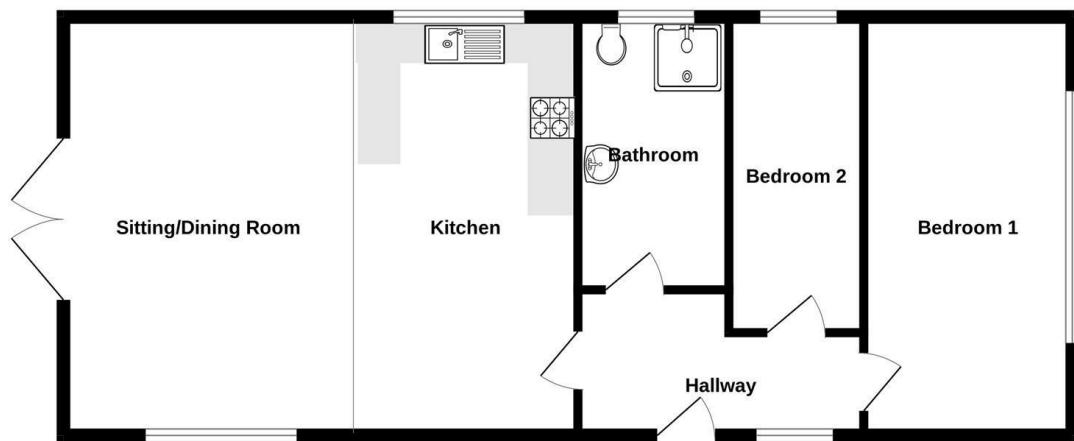
**Bathroom**





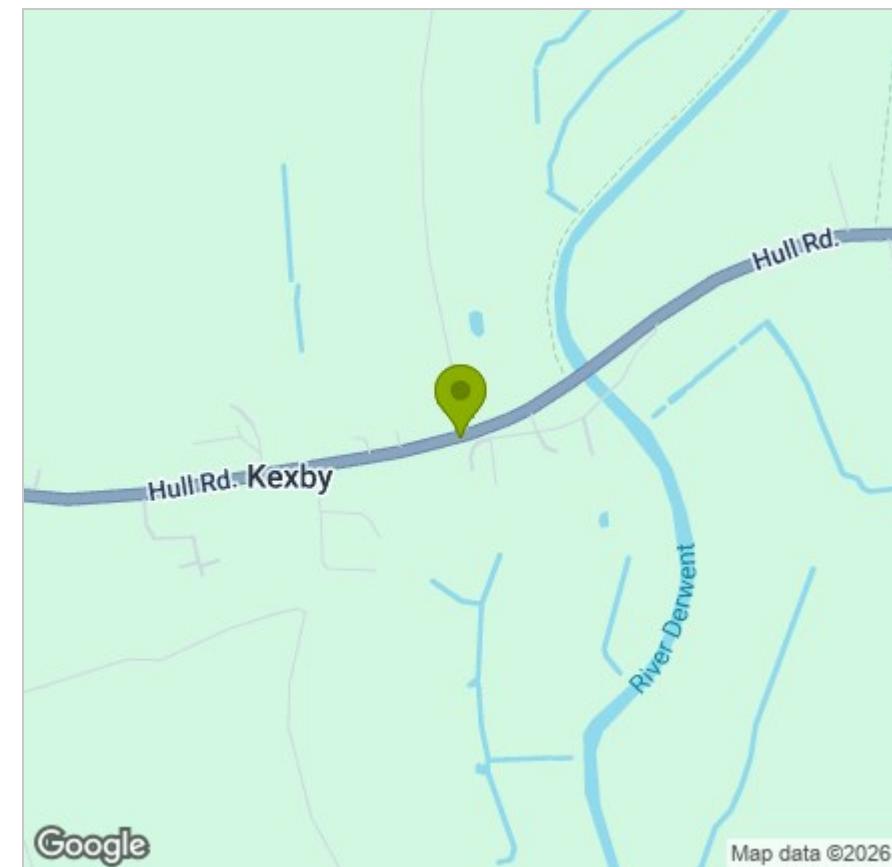
## FLOOR PLAN

Ground Floor  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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