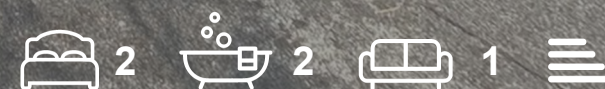




19 Florida Keys Hull Road Wilberfoss

York, YO41 5PF

**Guide Price £57,000**





**LARGE 2 BEDROOM LODGE SITUATED ON THIS ENVIABLE POSITION AND ON A GOOD SIZE PLOT.** Located on the first phase of this popular Florida Keys development, in between the historic city of York and the popular market towns of Pocklington and Market Weighton, plus within driving distance of the East Yorkshire coastline. Currently used as a holiday home and maintained to a very good standard with the benefit of uPVC double glazing throughout, it comprises entrance hall into large living/dining room with vaulted ceiling, fitted kitchen, utility room, inner hallway, 2 double bedrooms one with en-suite and a 4 piece family bathroom. To the outside is a raised timber decked terrace, landscape garden and parking for at least 2 vehicles. An internal viewing of this impressive property is highly recommended.

**Hallway**

**Lounge/Dining Room**

**Kitchen**

**Utility Room**

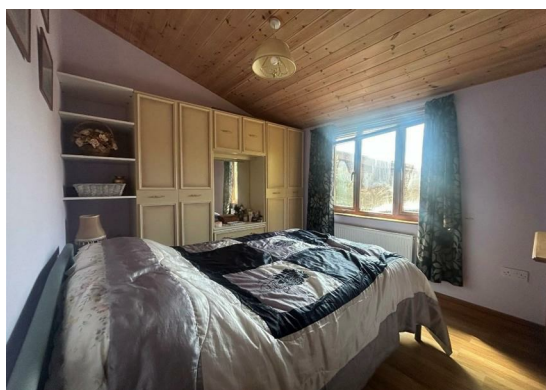
**Office**

**Bathroom**

**Bedroom 1**

**Bedroom 2**

**En-suite**

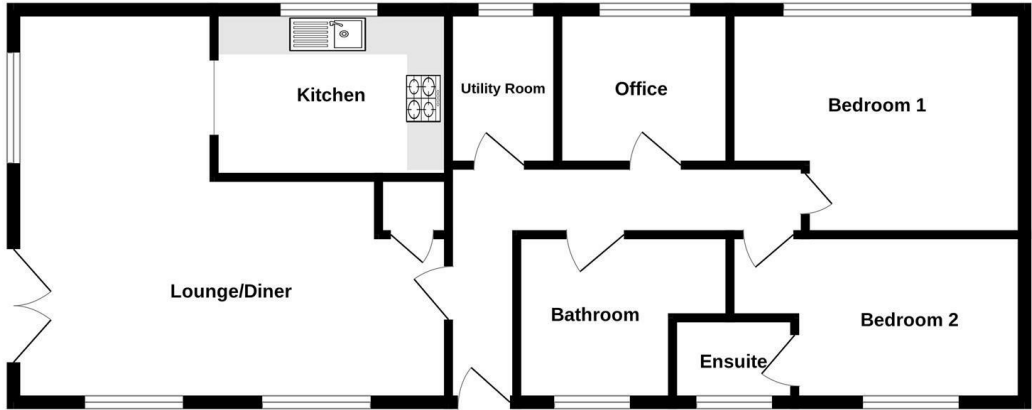






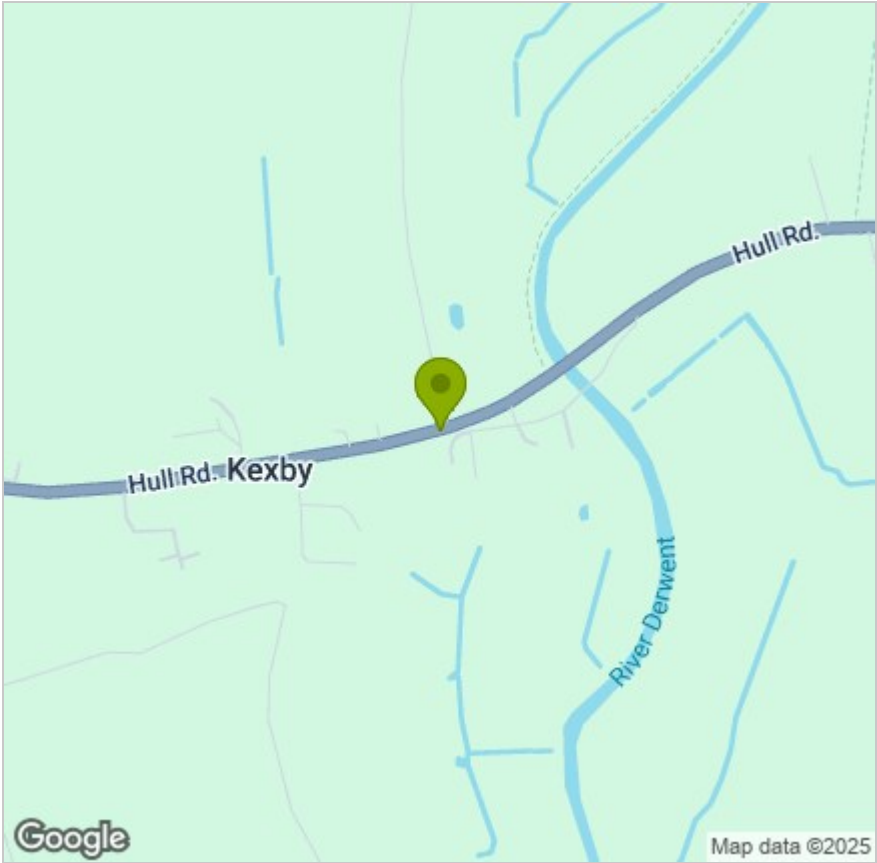
FLOOR PLAN

Ground Floor  
751 sq.ft. (69.7 sq.m.) approx.




TOTAL FLOOR AREA: 751 sq.ft. (69.7 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 firms employment has the authority to make or give any representation or warranty in respect of the property.