



Ambleside Florida Keys, Hull Road Wilberfoss

York, YO41 5PF

**Guide Price £85,000**



A MAGNIFICENT HOLIDAY LODGE!! - 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 living kitchen, inner hallway, two bedrooms one with an en-suite and a bathroom. To the outside is a lawned area with raised decked area, and parking. An internal viewing of this fantastic property is highly recommended.

Hallway

Kitchen/Diner

Living Room

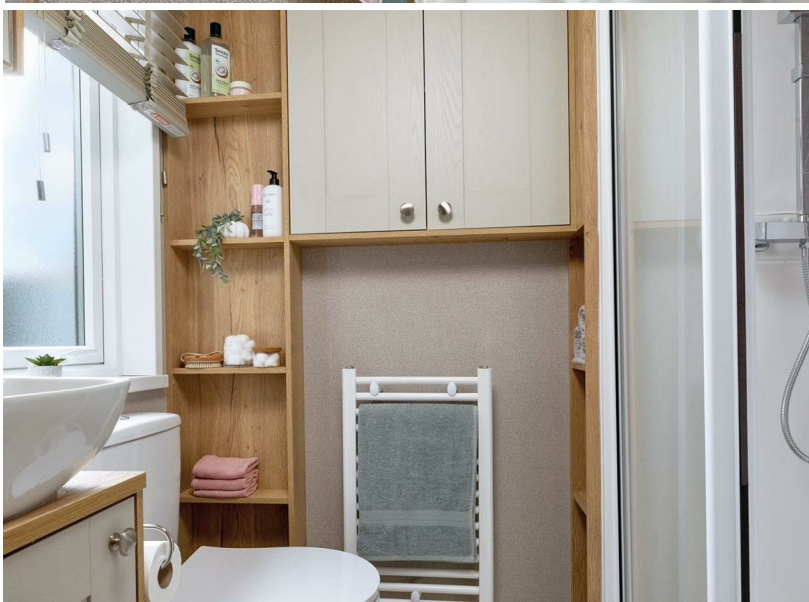
Bathroom

Bedroom 1

En-suite

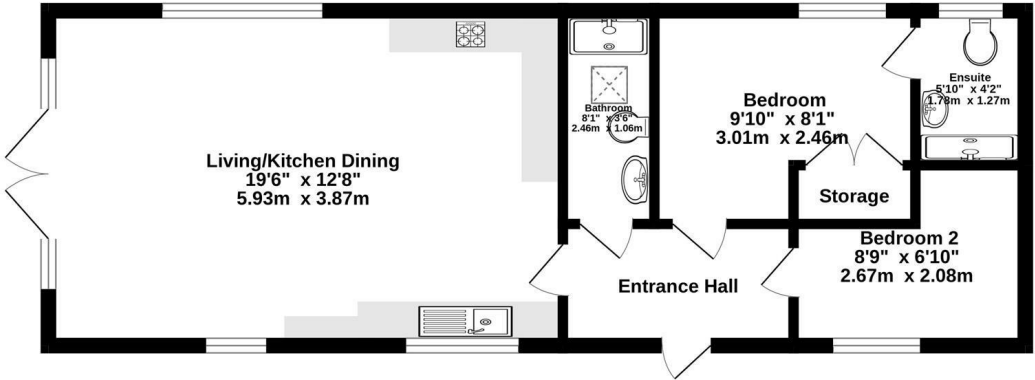
Bedroom 2





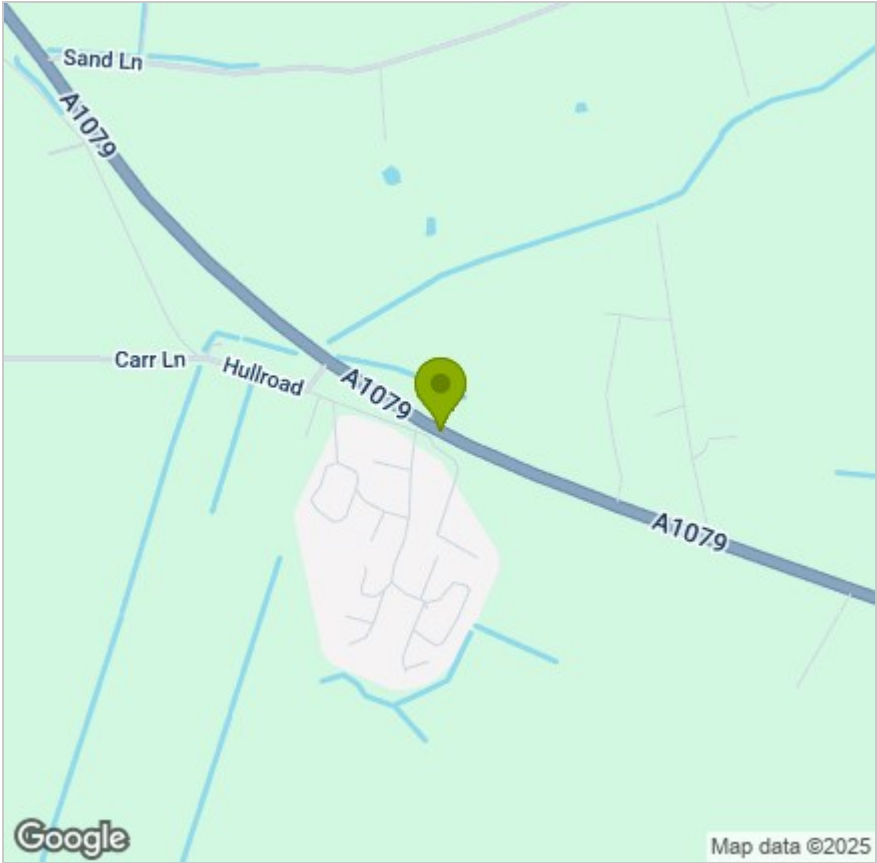
FLOOR PLAN

Ground Floor  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.5 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.