



Wilberfoss Holiday Park Hull Road Wilberfoss

York, YO41 5PF

**£35,000**





AN IDEAL WEEKEND RETREAT OR HOLIDAY LET! This two bedroom detached lodge is set on this 52 WEEK LICENCE HOLIDAY PARK. Located near the village of Wilberfoss and conveniently located for York City Centre and the East Yorkshire coast. Well presented throughout the property is on a generous sized plot and in a fabulous position on the site complete with hot tub for relaxation! It fully comprises entrance open plan kitchen/lounge, double bedroom, second bedroom/study and shower room. A viewing is highly recommended to appreciate the standard and position of this fabulous lodge! Please call Churchills estate agents today.

**Kitchen/Diner**

**Bathroom**

**Bedroom 1**

**Bedroom 2/Study**

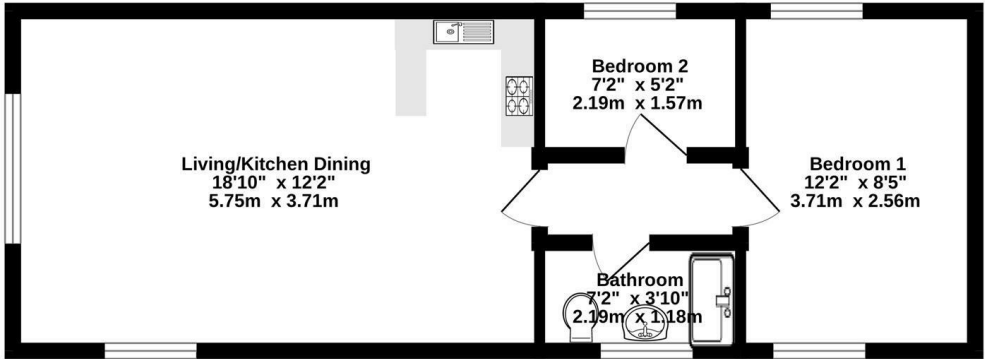






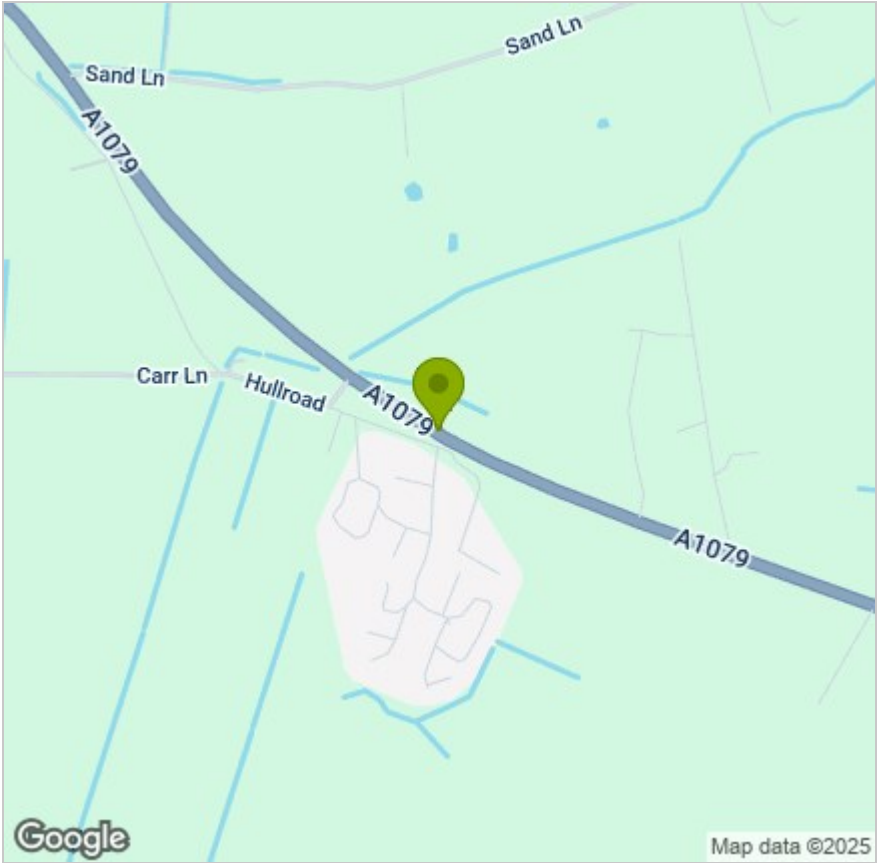
FLOOR PLAN

Ground Floor  
397 sq.ft. (36.9 sq.m.) approx.




TOTAL FLOOR AREA : 397 sq.ft. (36.9 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.