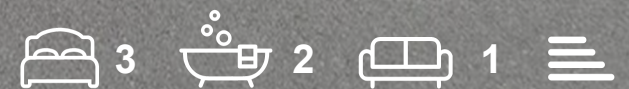




18 Florida Keys Hull Road Wilberfoss

York, YO41 5PF

**Guide Price £85,000**





SUPERB THREE BEDROOM PARK HOME ON A LARGER THAN AVERAGE PLOT! Churchills Estate Agents are pleased to offer for sale this delightful 3 bedroom park home located in this popular and highly regarded development convenient for the historic city of York, the Yorkshire Wolds, the coastline and as well as nearby market towns of Pocklington and Market Weighton. The property benefits from high specification features throughout including oak laminate flooring, vaulted ceilings, decked terrace area and landscaped gardens. It briefly comprises entrance hallway, 20' fabulous living kitchen dining area, shower room, master bedroom, two double bedrooms and house bathroom. To the outside is a raised hardwood timber decking area and parking for at least 2 vehicles plus a lovely landscaped garden area. An internal viewing of this stunning property is highly recommended.

**Kitchen/Dining Living Area**

**Shower Room**

**Bedroom Three**

**Bathroom**

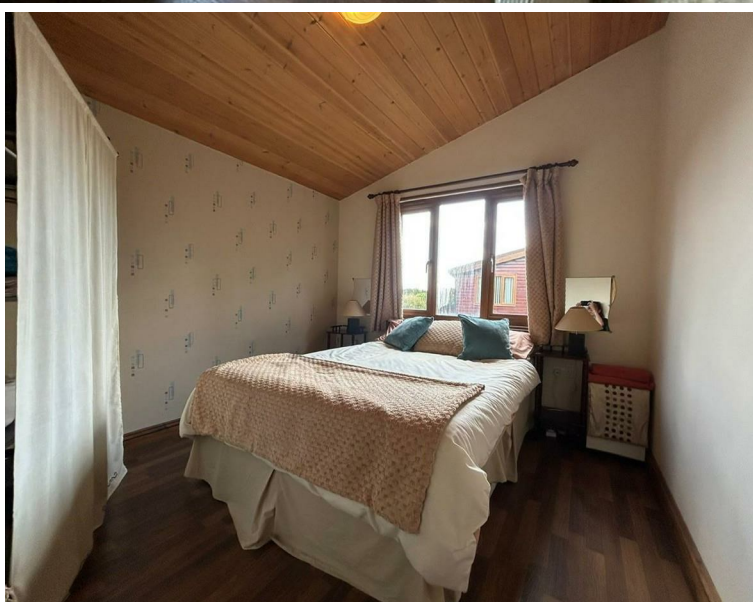
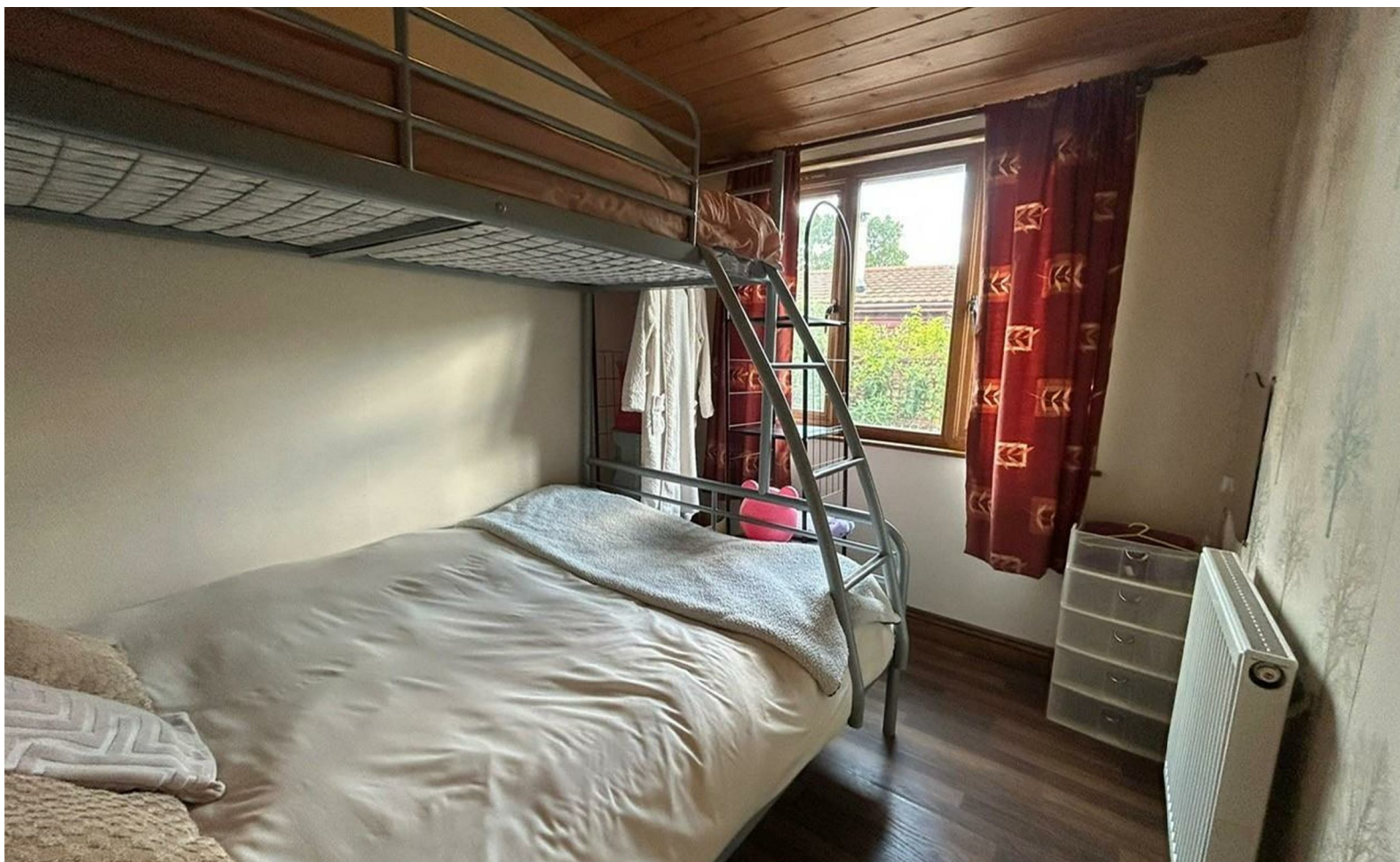
**Bedroom One**

**Bedroom Two**

**Outside**

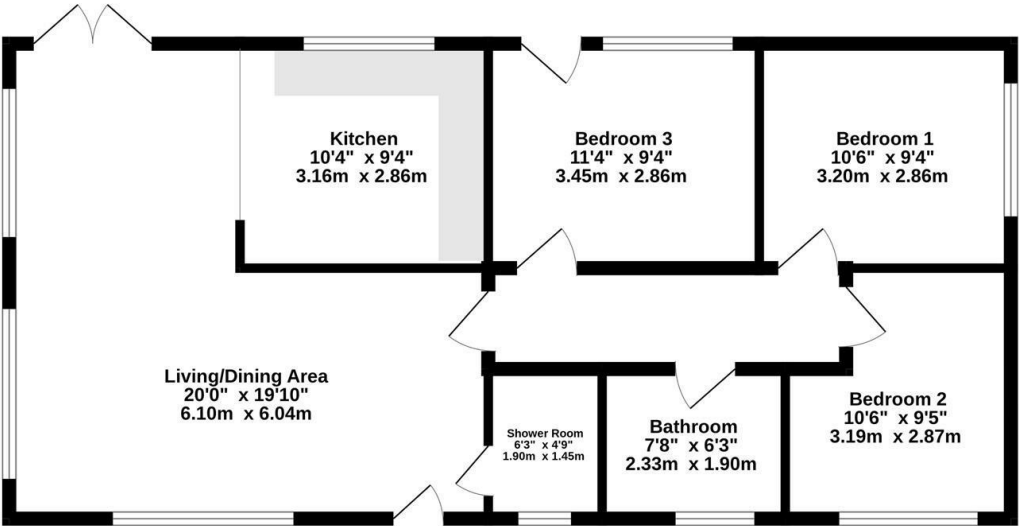






FLOOR PLAN

Ground Floor  
767 sq.ft. (71.2 sq.m.) approx.




TOTAL FLOOR AREA : 767 sq.ft. (71.2 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.