



Number 10, Florida Keys Hull Road Wilberfoss
York, YO41 5PF

Guide Price £120,000



SUPERB TWO BEDROOM PARK HOME
UPDATED AND MAINTAINED TO A VERY
HIGH STANDARD! Churchills Estate
 Agents are pleased to offer for sale this
 delightful 2 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 lodge has been updated to a very high
 standard, ensuring modern comforts and
 stylish living. One of the standout features
 of this property is the newly fitted decking,
 which provides stunning views of the
 surrounding landscape. The glass
 surroundings enhance the experience,
 allowing you to enjoy the beauty of nature
 from the comfort of your own lodge.
 Situated on a great plot within the park, this
 property offers both privacy and a sense of
 community. Whether you are looking for a
 permanent residence or a holiday lodge,
 this park home is sold as seen, making it a
 hassle-free option for prospective buyers.
 With its idyllic location and high-quality
 finishes, this park home on Hull Road is an
 excellent choice for those seeking a serene
 lifestyle in the heart of Yorkshire. Don't
 miss the chance to make this charming
 property your own.

Kitchen

uPVC window to side, fitted wall and base
 units, counter tops, inset stainless steel
 sink and drainer, integrated electric oven
 and induction hob, power points. Tiled
 flooring.

Utility Area

Opaque window to side, base units, space
 and plumbing for appliances, wall mounted
 gas boiler, power points. Tiled flooring.

Living/Dining Room

uPVC double doors on to raised timber
 decked area, uPVC windows to side and
 rear, new log burner, TV point, power points,
 double panelled radiator. Oak flooring.





Bedroom One

uPVC windows to front and side, power points, double panelled radiator. Carpet.

Bedroom Two

uPVC windows to front and side, power points, double panelled radiator. Carpet.

Bathroom

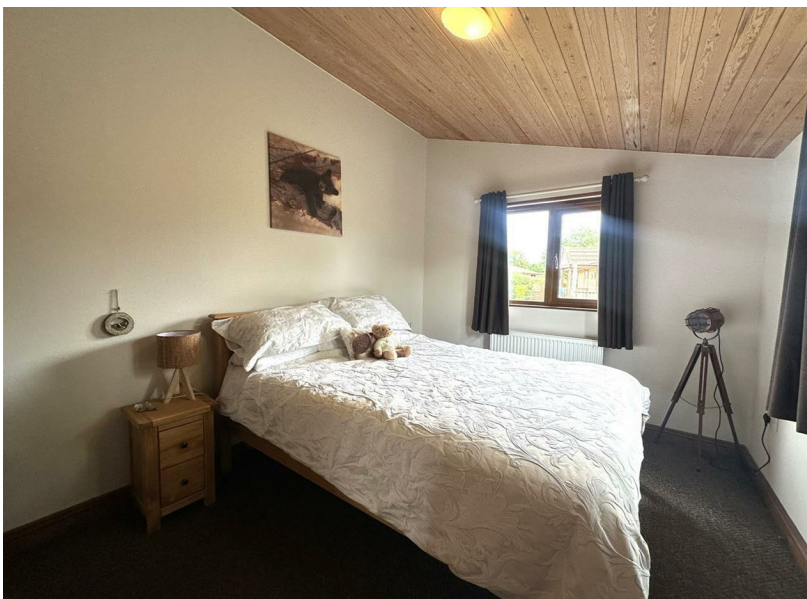
uPVC opaque window to side, suite comprising panelled bath with mixer shower head, walk in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor fan. Tiled flooring.

Outside

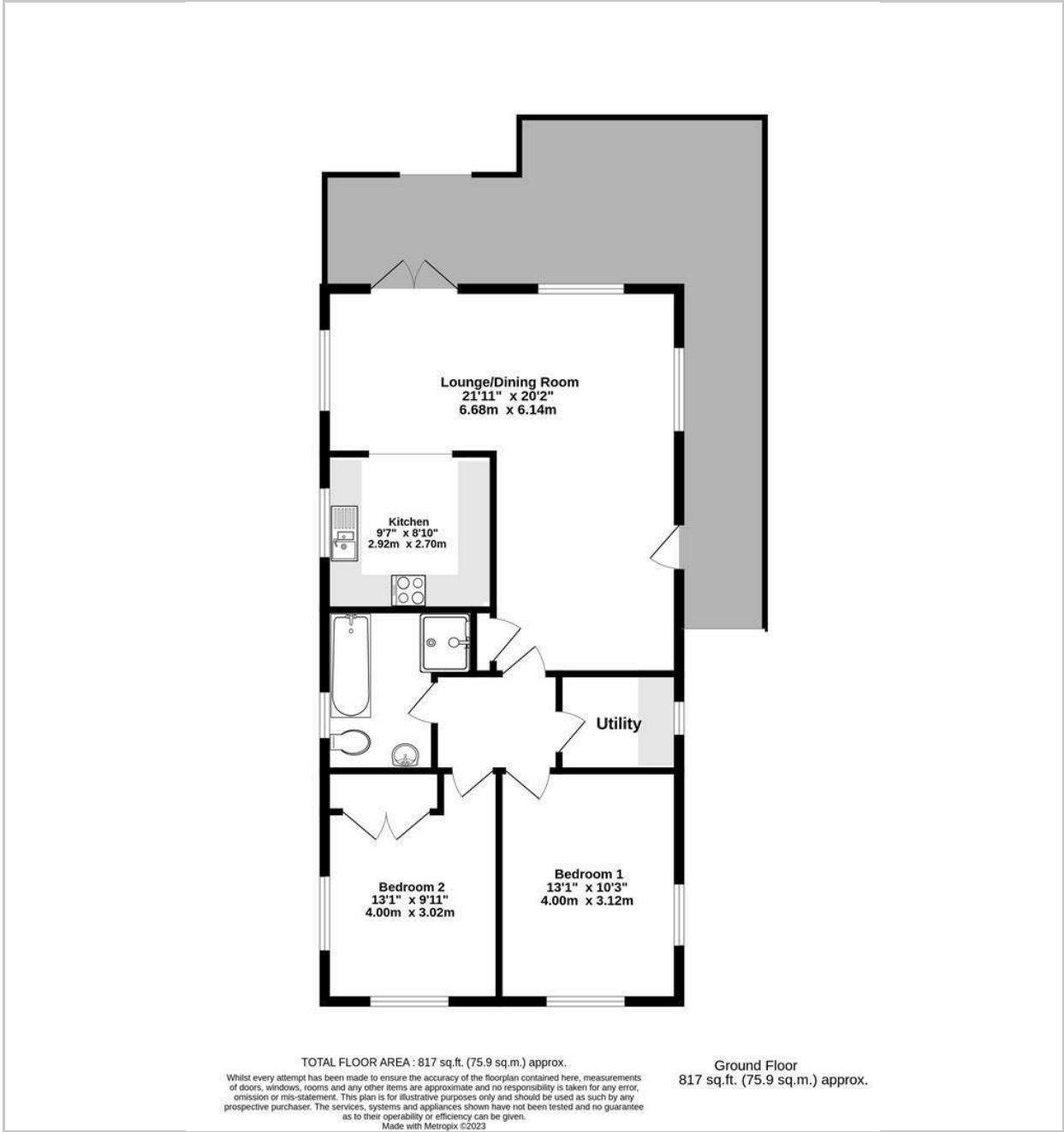
Large decking area,

Additional notes

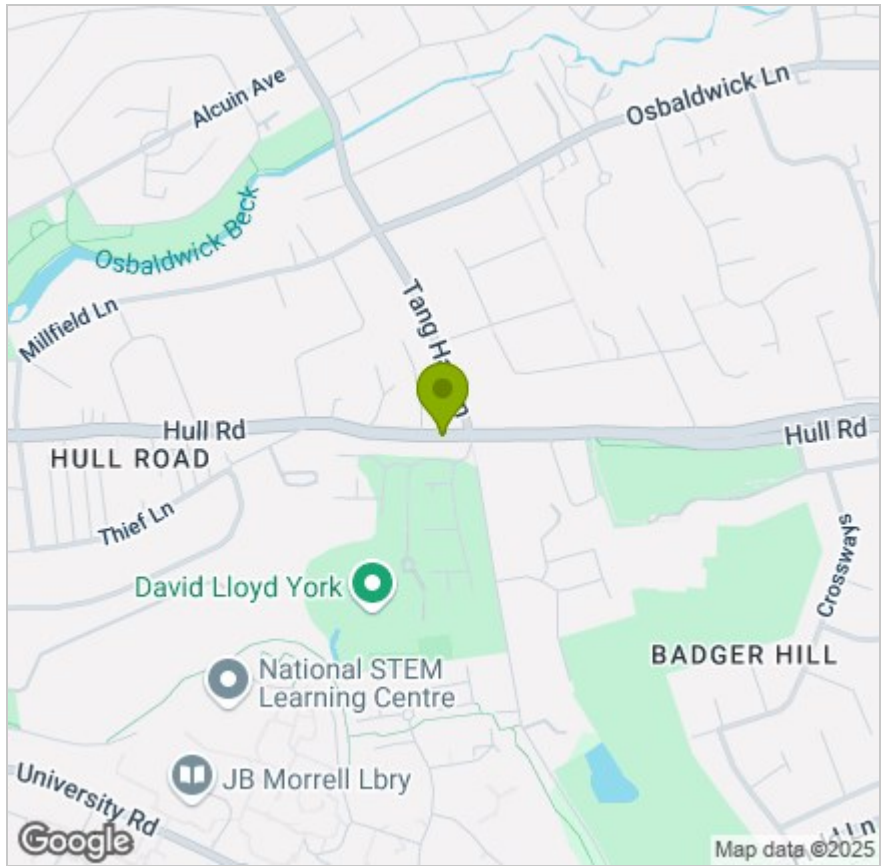
Whether you are looking for a permanent residence, holiday home, or holiday rental, this park home is sold as seen, making it a hassle-free option for prospective buyers. The lodge is available for immediate occupation as the sale includes all the fixtures and fittings inside and outside which are new and high end. This includes all interior furniture, garden furniture, barbecues, hot tub, plants, furniture, tv's, log burner etc.



FLOOR PLAN



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 | |

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.