

## ABI Westwood White Rose Holiday Park

Hutton Sessay, Thirsk, YO7 3BA

A Brand New 43ft x 14ft fully furnished two bedroom park home in an idyllic location on the White Rose Holiday Park in the heart of open countryside yet within easy access to Thirsk, York and all major road networks. Property benefits from: Stunning open views, vaulted ceilings, integrated appliances, two bathrooms, double glazing, gas central heating and parking. Comprises: Front door leading into entrance hall, lounge with feature fire place open plan to kitchen diner, bedroom one with dressing area and ensuite shower room, bedroom two, bathroom. Externally: Lawned and gravelled garden with L shaped wrap around raised deck with Open Views, block paved driveway providing off street parking. Park facilities include Swimming pool, bar/restaurant and pizza parlour.

**Asking Price £121,995**

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- BRAND NEW TWO BEDROOM 43ft x 14ft PARK HOME
- OPEN PLAN KITCHEN / DINING / LOUNGE
- GAS CENTRAL HEATING + DOUBLE GLAZING
- RESIDENTAL OR HOLIDAY HOMES AVAILABLE
- MASTER BEDROOM WITH ENSUITE
- DRIVE PROVIDING OFF STREET PARKING
- FULLY FURNISHED THROUGHOUT
- LAWNED GARDEN + RAISED DECK + OPEN VIEWS
- ON SITE FACILITIES INC SWIMMING POOL/BAR/RESTAURANT

## FRONT DOOR

Double glazed front door leading into:

## ENTRANCE HALL

3'10" x 14'7" (1.17m x 4.45m)

Double glazed window to side aspect, built in draw unit, coat hooks.

## LOUNGE

10'7" x 13'6" (3.23m x 4.11m )

Vaulted ceiling, inset ceiling spot lights, double glazed window to side aspect, radiator, sliding patio doors to raised decked area with stunning views, double glazed window to front aspect x 2, feature fire place housing electric fire. Open plan to:

## KITCHEN DINER

8'10" x 13'6" (2.69m x 4.11m)

Range of modern wall and base units with work top over, one half bowl sink unit with swivel mixer tap, integrated five ring gas hob with extractor hood over, integrated oven, grill, microwave and wine cooler. Integrated fridge freezer, dishwasher and washing machine. Vaulted ceiling, inset ceiling spot lights, velux window, double glazed window to side aspect x 2, wall mounted floor to ceiling radiator.

## BEDROOM ONE

8'4" x 10'2" (2.54m x 3.10m)

Vaulted ceiling, inset ceiling spot lights, large double glazed window to side aspect, radiator, built in wardrobe and draw unit.

## DRESSING ROOM

5'4" x 4'2" (1.63m x 1.27m)

Dressing table, built in wardrobes giving access to:

## ENSUITE SHOWER ROOM

8'3" x 3'5" (2.51m x 1.04m)

Modern white suite comprising: Low level W.C., double shower cubicle, vanity unit housing basin and tap, wall mounted heated towel rail, extractor fan, built in unit housing central heating boiler. double glazed window to side aspect.

## BEDROOM TWO

9'11" x 7'3" (3.02m x 2.21m)

Vaulted ceiling, inset ceiling spot lights, double glazed window to rear and side aspect, radiator, built in wardrobe and draw unit.

## BATHROOM

5'10" x 6'4" (1.78m x 1.93m)

Modern white suite comprising: Panelled bath with overhead mains shower, low level W.C., vanity unit housing basin and taps, wall mounted heated towel rail, extractor fan, vaulted ceiling, inset ceiling spot lights.

## EXTERNALLY

Gravelled area to front aspect with blocked paved parking space. Lawned garden to both sides and L shaped wrap around deck to side and rear aspects with stunning open views.

## AGENTS NOTES

ON SITE AMENITIES INCLUDE: Swimming Pool, Bar/Restaurant, Pizza Parlour.

SITE FEES - Paid half end Oct and half beginning March.

TWO OPTIONS AVAILABLE:

HOLIDAY HOME -10 Months of the year £3,890.00 Per Annum.

RESIDENTIAL- 50 Weeks of the year £4,690.00 Per Annum. Residential Specification Includes a full furniture pack.

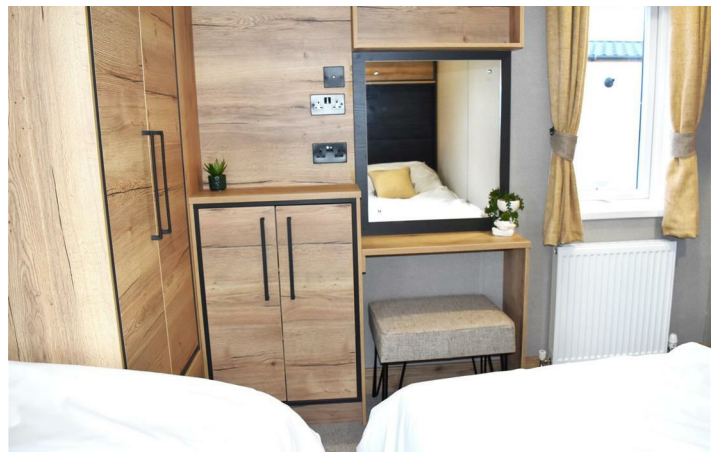
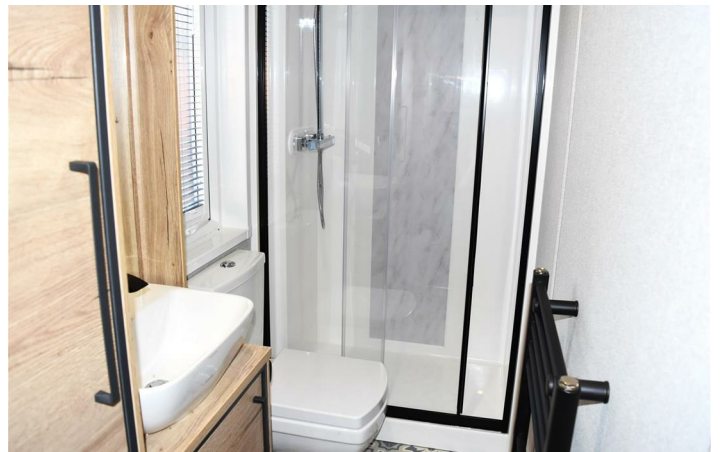
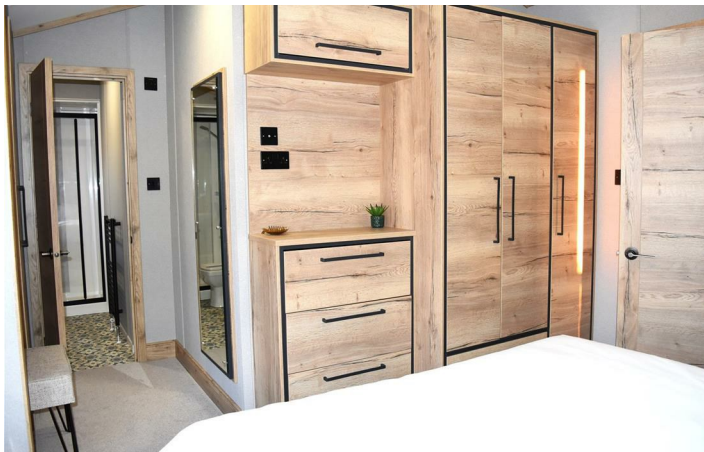
No Age Restriction

Site is Pet Friendly



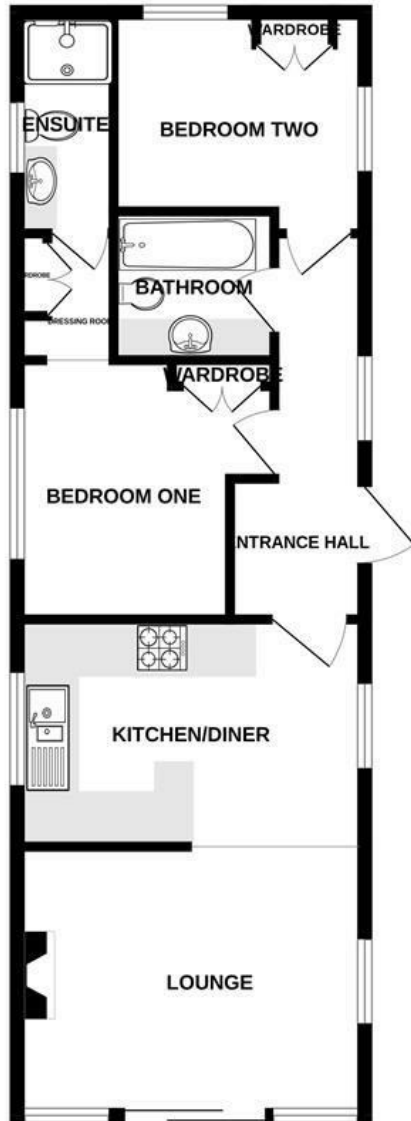
Directions

<https://www.sherringtonsestateagents.co.uk/>



## Floor Plan

GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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