



Willerby Castleton White Rose Holiday Park

Hutton Sessay, Thirsk, YO7 3BA

A Brand New 38ft x 12ft 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: Vaulted ceilings, 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 ensuite shower room, bedroom two, shower room. Externally: Lawned and gravelled garden with L shaped wrap around raised deck, block paved driveway providing off street parking. Park facilities include Swimming pool, bar/restaurant and pizza parlour.

Asking Price £84,995

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- NEW TWO BEDROOM 38ft X 12ft PARK HOME
- OPEN PLAN KITCHEN / DINING / LOUNGE
- GAS CENTRAL HEATING + DOUBLE GLAZING
- RESIDENTIAL OR HOLIDAY HOMES AVAILABLE
- MASTER BEDROOM WITH ENSUITE
- DRIVEWAY PROVIDING OFF STREET PARKING
- FULLY FURNISHED THROUGHOUT
- LAWNED GARDEN + RAISED DECK
- ON SITE FACILITIES INC SWIMMING POOL/BAR/RESTAURANT

FRONT DOOR

Double glazed front door leading to:

ENTRANCE HALL

4' x 9'10" (1.22m x 3.00m)

Vaulted ceiling, inset ceiling spot lights, radiator, built in cupboard housing central heating boiler.

LOUNGE

10'10" x 11'10" (3.30m x 3.61m)

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

KITCHEN DINER

10'10" x 7'9" (3.30m x 2.36m)

Range of modern wall and base units with work top over, stainless steel sink unit with swivel mixer tap, freestanding cooker with extractor hood over, Integrated fridge freezer, integrated dishwasher. Dining seating area, vaulted ceiling, inset ceiling spot lights, double glazed window to both sides.

SHOWER ROOM

7'7" x 5'2" (2.31m x 1.57m)

White suite comprising: Shower cubicle blocked paved off street parking with mains shower, low level W.C., pedestal hand wash basin, built in shelf unit, extractor fan, wall mounted heated towel rail. Vaulted ceiling, inset ceiling spot lights, double glazed window to side aspect.

BEDROOM ONE

10'11" x 8'8" (3.33m x 2.44m)

Vaulted ceiling, inset ceiling spot lights, radiator, double glazed window to side aspect, built in wardrobe and wall units.

ENSUITE SHOWER ROOM

7'7" x 5'2" (2.13m x 1.57m)

White suite comprising: Shower cubicle with mains shower, low level W.C., pedestal hand wash basin, extractor fan, wall mounted heated towel rail. Vaulted ceiling, inset ceiling spot lights, double glazed window to side aspect.

BEDROOM TWO

7'11" x 7'6" (2.41m x 2.29m)

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

EXTERNALLY

Gravelled area to front aspect with space. Lawned garden to side and rear aspect. L shaped wrap around deck to front and side aspect.

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.



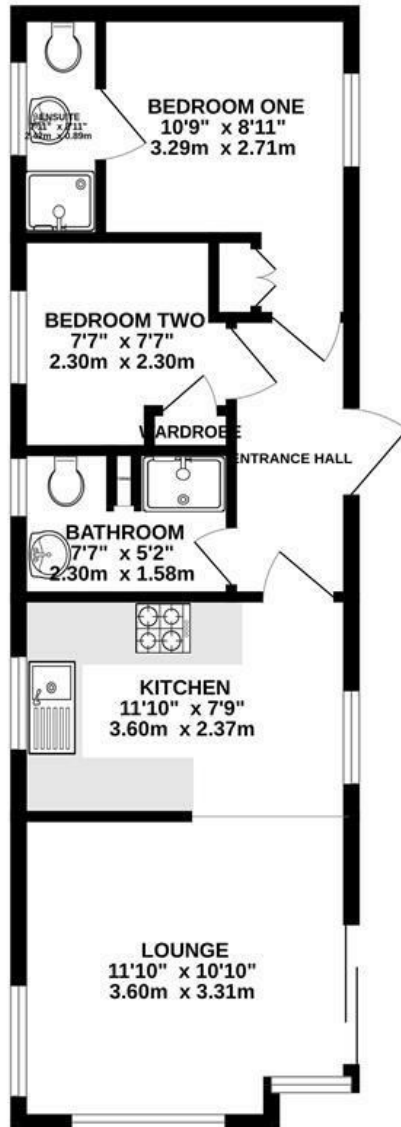
Directions

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



Floor Plan

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.8 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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