

Park Row



Cliffe Country Lodges, Cliffe Common, Selby, YO8 6PA

Offers Over £100,000



**** DEDICATED PARKING ** WALK-IN WARDROBE ** GATED COMMUNITY **** Situated within the exclusive gated community of Cliffe Country Lodges, just on the outskirts of the village of Cliffe, This fully furnished Holiday Lodge is finished to a high specification and briefly comprises: Hall, Open Plan Lounge Kitchen Diner, two bedrooms with an En-Suite and Walk-in Wardrobe to the Master Bedroom and further Bathroom. Externally there is a garden area and parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



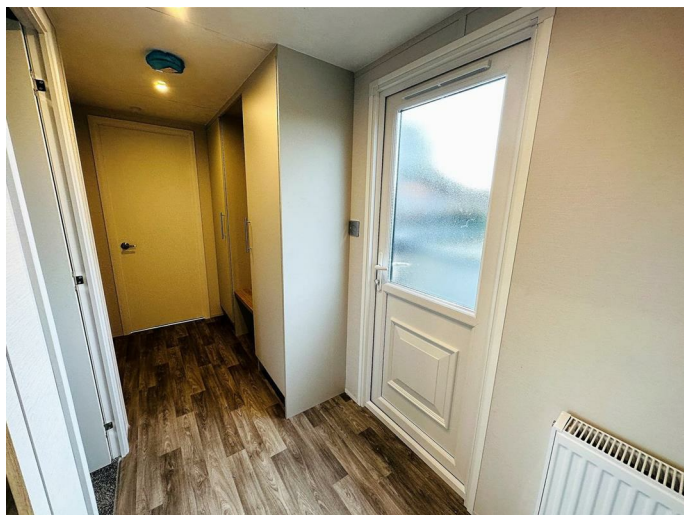
ACCOMMODATION

Entrance

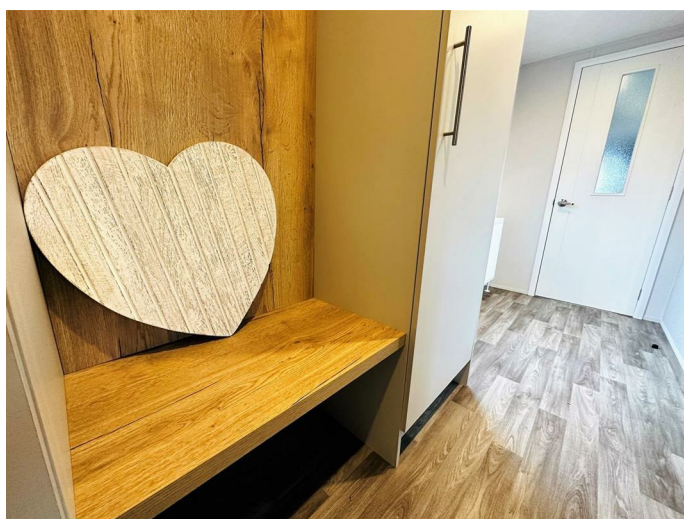
UPVC door with top section having double glazed frosted panel to the side elevation leading into:

Hall

12'6" x 4'11" maximum (3.82m x 1.50m maximum)



Grey fronted cloak storage and further cupboard housing the central heating boiler with bench seat.



Central heating radiator, wood effect vinyl flooring and doors leading off.

Open Plan Lounge Kitchen Diner

5.35m x 4.18m



Kitchen Dining Area



Range of grey fronted base and wall units with brushed chrome 'T-bar' handles and underlighting to the wall units. Single bowl composite sink and drainer with chrome mixer tap over set into wood block effect laminate work surface with matching upstand. Integrated appliances include: brushed chrome electric oven, microwave, fridge freezer, dishwasher, washing machine and four ring ceramic hob with brushed steel electric extractor fan over benefitting from downlighting. UPVC double glazed windows to each side elevations, central heating radiator and wood effect vinyl flooring. This area then merges into:

Lounge Area



UPVC double glazed patio doors to the front elevation flanked by full length double glazed units with further double glazed windows to both side elevations. Inset wall mounted electric fire, television and USB points and central heating radiators.



Bedroom One 9'9" x 8'11" (2.98m x 2.74m)



UPVC double glazed window to the side elevation. Range of grey front fitted wardrobes and cupboard space with underlighting to wall units. Television point and central heating radiator. Doors leading off.



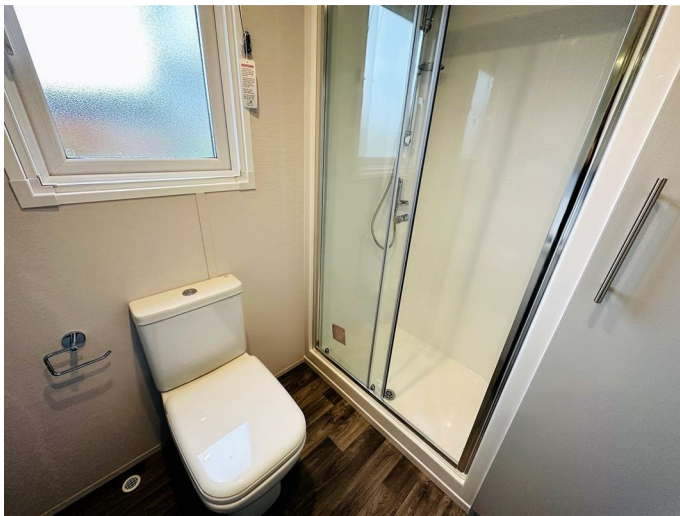
Walk-in Wardrobe

4'6" x 2'11" (1.39m x 0.90m)

Central heating radiator, lighting and hanging space.

En-Suite

7'2" x 4'6" (2.20m x 1.39m)



Shower cubicle with chrome trimmed sliding doors and chrome shower over. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into high gloss vanity unit. UPVC double glazed window to the side elevation, chrome heated towel rail, electric extractor fan and wood effect vinyl flooring.



Bedroom Two

9'3" x 7'8" (2.83m x 2.34m)



Range of grey fronted fitted wardrobes and shelving space, television point and central heating radiator. UPVC double glazed window to the side elevation.

Bathroom

8'7" x 4'8" (2.63m x 1.44m)



White panel bath with chrome mixer tap over and shower attachment. Chrome trimmed shower screen. White low flush w.c with chrome fittings and wash hand basin with chrome mixer tap over set into high gloss vanity unit. Mirrored wall mounted cupboard with LED lighting. UPVC double glazed frosted window to the side elevation. Chrome heated towel rail, electric extractor fan and wood effect vinyl flooring.

EXTERIOR

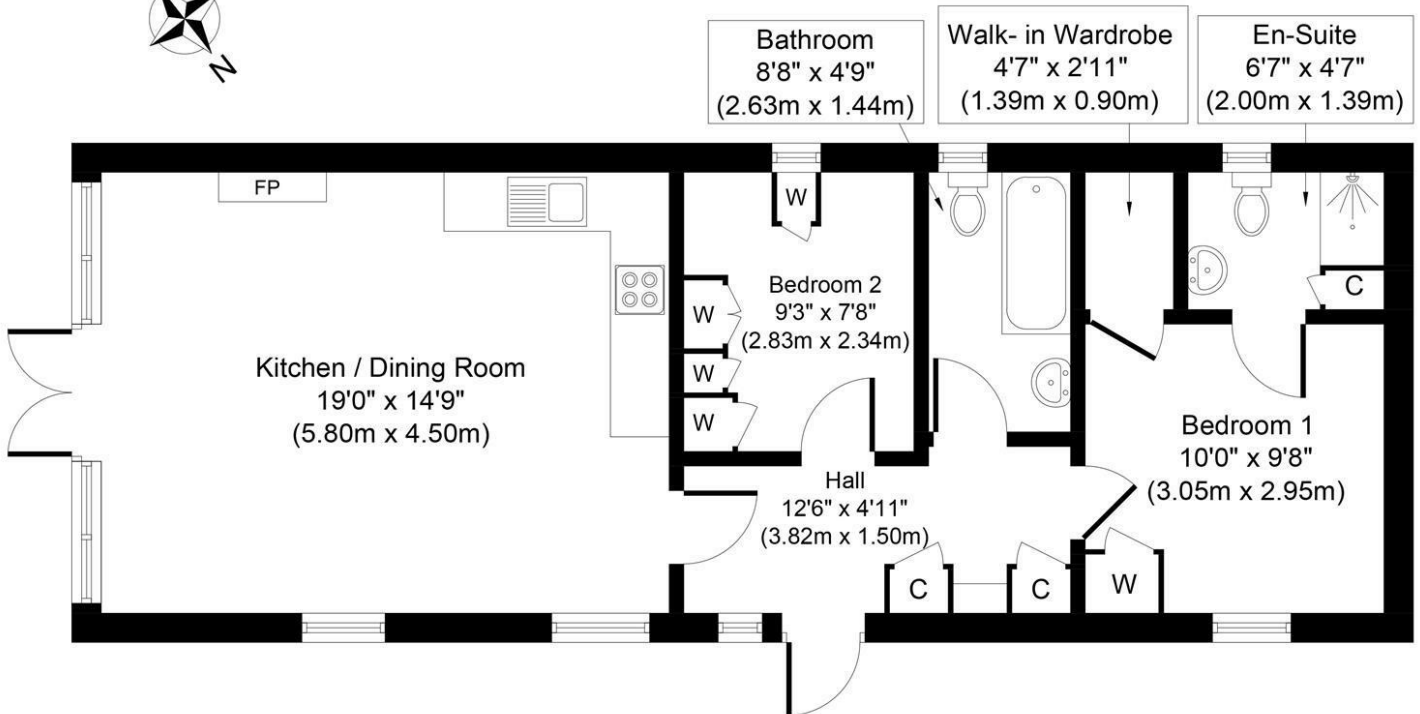


With composite decked area and newel posts with smoked glass balustrade to the side and leading to the front of the property which offers spacious area for socialising. Outside lighting and steps leading to designating parking area.



Directions

Leave Selby via A19 towards York, turning right onto A63, passing through village of Osgodby into village of Cliffe. At crossroads turn left onto York Road, proceed over the railway crossings and follow the road until the next crossroads where the park is located.



Approximate Floor Area
635 Sq. ft.
(59.0 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2023 | www.houseviz.com

T 01757 241124

W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk