

## 2 Bedroom Lodge

Kingston Ennerdale Lodge, Fitling, Burton Pidsea, HU12 9AL

£184,995



- CLOSE TO SCENIC EAST YORKSHIRE COASTLINE
- STUNNING LANDSCAPED GROUNDS
- SCANDINAVIAN-STYLE LOG CABIN
- FULLY FURNISHED
- 3 FISHING LAKES
- 99 YEAR LEASE
- OPEN 12 MONTHS A YEAR





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Westfield Country Park offers the Kingston Ennerdale, newly built in 2023. Potential purchasers should not hesitate to view this highly impressive Lodge - also available in various colours.

Bright and spacious throughout, with a tasteful and contemporary finish with many internal and external features.

Could be an ideal investment opportunity to top up your pension or invest in your family's future.

Or you may wish to use this home as your Yorkshire escape and enjoy many years of enjoyable breaks away for you and your family.

The internal accommodation has a modern lounge with lovely views over Westfield Park.

The kitchen is open plan with a range of modern units, further complemented with integrated appliances; to include a fridge freezer, washing machine, dishwasher, oven, hob and microwave.

This creates a truly, well planned domestic preparation area with space for dining.

There are two spacious, aesthetically pleasing bedrooms, the main bedroom with the added benefit of a walk in wardrobe and modern en-suite shower room.

A further bathroom is fitted with a white three piece suite with shower over the bath and attractive, white gloss wipe clean surfaces.

Outside, a generous patio/seating area has a hot tub built into the patio, with lovely views over open countryside and Westfield Park, perfect for the ultimate in relaxation.

This is just a brief outline of the amenities and features of this superb site.

Contact Home Estates for further details or to book your viewing.

\*\*Potential purchasers must have a valid UK residential address\*\*

## Location

Westfield Country Park is situated close to the scenic East Yorkshire Coastline.

Residing in beautifully landscaped grounds amidst 37 acres of tranquil countryside, this is the ideal place in which to relax.

The site is presented to a very high standard with beautifully managed grounds, mature tree backdrops and walks which surround the site.

Westfield Country Park is a super commercial water that's fully equipped with Scandinavian-style log cabin holiday homes.

Westfield Country Park has three well stocked fishing lakes available at no extra charge!

There are 3 lakes on this complex to fish, with Lake 1 flanked on one side by the holiday lodges. The banks are flat, well kept with fishing from wooden platforms, making the waters suitable for anglers with disabilities. The tranquil stunning luxury lodge park in Yorkshire is certainly an escape from the everyday urban environment, you can enjoy beautiful country walks with your partner, family and dogs or just relax in peaceful tranquil decking with a chilled cold beer or nice glass of bubbles.

The Park is a short distance from the Hull City Centre and the local independent shopping centres and supermarket, within the neighbouring historic town of Hedon.

Added benefits to include:

- \*Licenced tearoom
- \*Onsite toilets
- \*Parking
- \*7days a week maintenance team
- \*Optional cleaning service
- \*24 hours call out
- \*Council tax n/a

## Property Description

### Ground Floor

Open Plan Kitchen/Lounge -

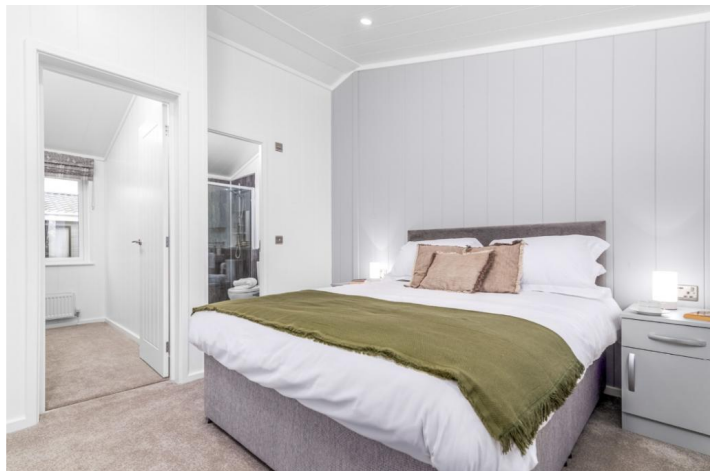
Bedroom One & En-suite - Main bedroom with en-suite and a walk in wardrobe/ dressing room.

Bedroom Two -

Bathroom -

### Exterior

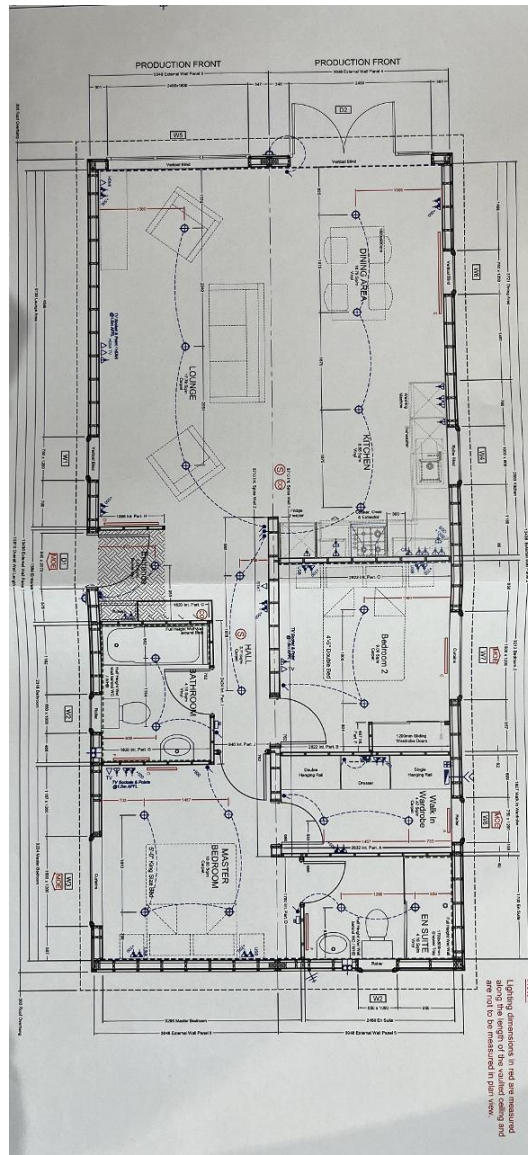
Outside Patio & Hot-tub -



**Council tax band: TBC**  
**Annual Ground Rent: £4500.00**  
**Tenure Unexpired Years: 99**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.





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