



Farraday 2 Oakwood Retreat Country Park Newton On Derwent

York, YO41 4DD

**£99,500**



AMAZING - No pitch fees or ground rent to pay until 2027.  
A stunning 2 bedroom property set on Oakwood Retreat Country Park a haven where luxury and nature come together on the edge of York. Nestled amidst stunning countryside, Oakwood Retreat offers more than just a place to stay—it's a way of life. With a commitment to quality and a friendly, welcoming atmosphere, it provides the perfect environment to create cherished memories. Whether you're seeking a peaceful escape or a vibrant community, The bright and spacious living accommodation has high quality fittings throughout and comprised large open plan living room with dining area and fabulous fitted kitchen, 2 bedrooms and bathroom/w.c. Externally there is a lovely decked area parking and garden. An internal viewing is strongly recommended.

## Open Plan Lounge/Dining/Kitchen

### Bedroom 1

### Bedroom 2

### Bathroom

### Agents Notes:

AMAZING - No pitch fees or ground rent to pay until 2027

This property is a 365 days, 52 weeks and 12 month holiday home

The Park Home does not attract Council Tax as it is a Holiday Home

### Mains Electric and Gas

Occupancy for Holiday use is a 52 week season

Purchasing of the Park Home does not need to go through a solicitor as it is a License Agreement not Freehold

40' x 20' 2 bedroom lodge





2023 Property with high quality fixtures and fittings

Custom made curtains and blinds

Well appointed Kitchen and dining area with integrated appliances

Lounge with patio doors leading to decked area

Master bedroom and a further double bedroom with fitted wardrobes

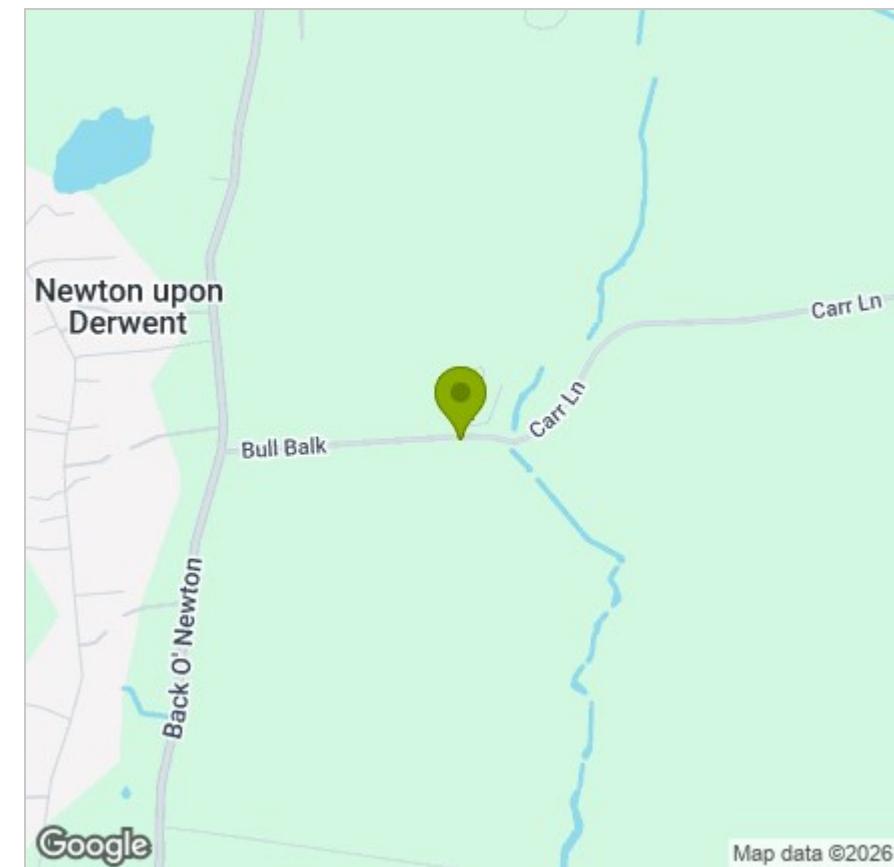
Outside there is a large decked area with lighting

Private parking area



## 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	

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