



Number 10, Florida Keys Hull Road Wilberfoss  
, YO41 5PF

**Guide Price £96,000**

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Nestled in the charming village of Wilberfoss, York, this delightful park home on Hull Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat or a cosy home. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The property features a well-appointed bathroom, ensuring all your essential needs are met. One of the standout aspects of this park home is that it is sold with all furniture and white goods included, making it an excellent opportunity for those looking for a second home or investment property to move in without the hassle of furnishing.

Wilberfoss is a picturesque village that boasts a friendly community atmosphere, with local amenities and beautiful countryside nearby. This property is not just a home; it is a lifestyle choice, offering tranquillity while still being within easy reach of the vibrant city of York.

Whether you are a first-time buyer, looking to downsize, or seeking a holiday retreat, this park home presents a unique opportunity to enjoy comfortable living in a serene setting. Do not miss the chance to make this charming property your own.

### **Kitchen**

uPVC window to side, fitted wall and base units, counter tops, inset stainless steel sink and drainer, integrated electric oven and induction hob, power points. Tiled flooring.

### **Utility Area**

Opaque window to side, base units, space and plumbing for appliances, wall mounted gas boiler, power points. Tiled flooring.





### **Living/Dining Room**

uPVC double doors on to raised timber decked area, uPVC windows to side and rear, new log burner, TV point, power points, double panelled radiator. Oak flooring.

### **Bedroom One**

uPVC windows to front and side, power points, double panelled radiator. Carpet.

### **Bedroom Two**

uPVC windows to front and side, power points, double panelled radiator. Carpet.

### **Bathroom**

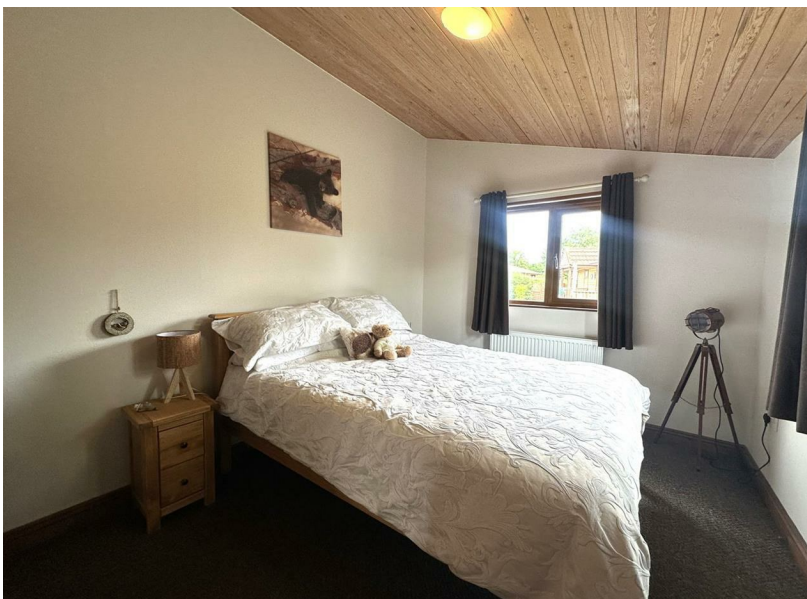
uPVC opaque window to side, suite comprising panelled bath with mixer shower head, walk in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor fan. Tiled flooring.

### **Outside**

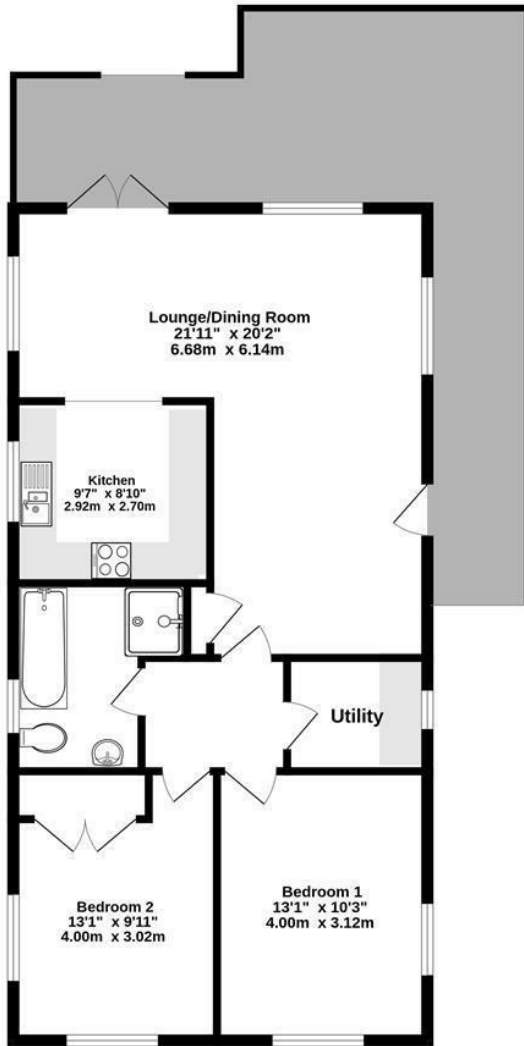
Large decking area,

### **Additional notes**

Whether you are looking for a permanent residence, holiday home, or holiday rental, this park home is sold as seen, making it a hassle-free option for prospective buyers. The lodge is available for immediate occupation as the sale includes all the fixtures and fittings inside and outside which are new and high end. This includes all interior furniture, garden furniture, barbecues, hot tub, plants, furniture, tv's, log burner etc.



## FLOOR PLAN



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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Ground Floor  
817 sq.ft. (75.9 sq.m.) approx.

## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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