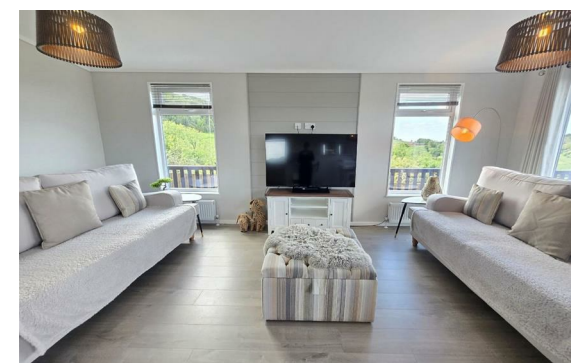




## Edgehill Road, , Scarborough, YO12 4BG

- No site fees or rates until April 2027
- Hot Tub
- Elevated coastal outlooks & peaceful grounds
- Three Ensuite Bedrooms
- Decking with ramp

**£240,000**



# Edgehill Road, , Scarborough, YO12 4BG

## DESCRIPTION

Pre-Loved 2021 Prestige Lodge | 46ft x 22ft

Wildfell is a beautifully maintained, high-spec luxury lodge offering an exceptional combination of space, comfort and effortless coastal living. Finished to an impressive standard throughout, this spacious three-bedroom lodge comes fully equipped and ready to enjoy from day one.

### Key Features

Three generous en-suite bedrooms, with all bedding included  
Large wraparound UPVC decking with ramp access and rattan outdoor furniture included  
Bright and spacious open-plan living area with two large sofas and TV  
French patio doors opening directly onto the decking  
Freestanding dining area, ideal for entertaining  
Fully equipped kitchen with integrated washer/dryer, dishwasher and fridge freezer  
Complete inventory included, featuring a coffee machine, toaster, kettle, pots, pans, plates and more  
Light-filled, beautifully presented interior with a luxurious finish throughout  
An ideal coastal retreat with everything included for a seamless move-in experience

### Running Costs

Site Fees: £5,800  
Local Authority Rates: £380  
Gas & Electric: Metered  
Licence: 50-year licence from new

### Location

Situated at Scarborough Lodge Retreat, Wildfell offers the opportunity to own an impressive 46ft x 22ft luxury lodge in a peaceful and tranquil setting, just moments from Scarborough's beautiful coastline.

Whether you're looking for a relaxing coastal escape or somewhere to enjoy quality time with family and friends, Wildfell offers space, style and comfort in an idyllic setting.

Viewing is strictly by appointment only.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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