



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

**Guide Price £99,000**

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**SUPERB TWO BEDROOM PARK HOME UPDATED AND MAINTAINED TO A VERY HIGH STANDARD!** Churchills Estate Agents are pleased to offer for sale this delightful 2 bedroom park home located in this popular and highly regarded development convenient for the historic city of York, the Yorkshire Wolds, the coastline and as well as nearby market towns of Pocklington and Market Weighton.

The lodge has been updated to a very high standard, ensuring modern comforts and stylish living. One of the standout features of this property is the newly fitted decking, which provides stunning views of the surrounding landscape. The glass surroundings enhance the experience, allowing you to enjoy the beauty of nature from the comfort of your own lodge. Situated on a great plot within the park, this property offers both privacy and a sense of community. This park home is sold as seen, making it a hassle-free option for prospective buyers.

With its idyllic location and high-quality finishes, this park home on Hull Road is an excellent choice for those seeking a serene lifestyle in the heart of Yorkshire. Don't 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

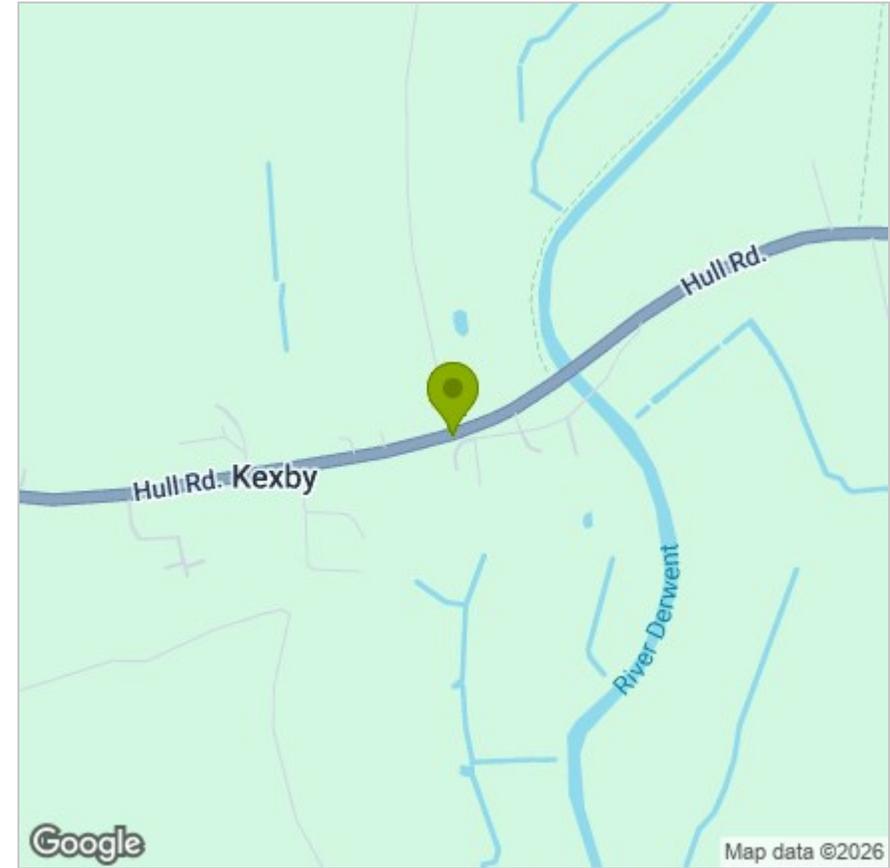


TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

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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