



Lodge 18 Wilberfoss Holiday Park Hull Road Wilberfoss
York, YO41 5PF

Guide Price £70,000

 2  1  1 

IDEAL HOLIDAY HOME!

This refurbished two bedroom detached lodge is set on this 52 WEEK LICENCE HOLIDAY PARK. Located near the village of Wilberfoss and conveniently located for York City Centre and the East Yorkshire coast. Well presented throughout the property is on a generous sized plot and in a fabulous position on the site! It fully comprises large open plan living kitchen with integrated appliances including washing machine, double bedroom, second bedroom/study and shower room. A viewing is highly recommended to appreciate the standard and position of this fabulous lodge! Please call Churchills estate agents today.

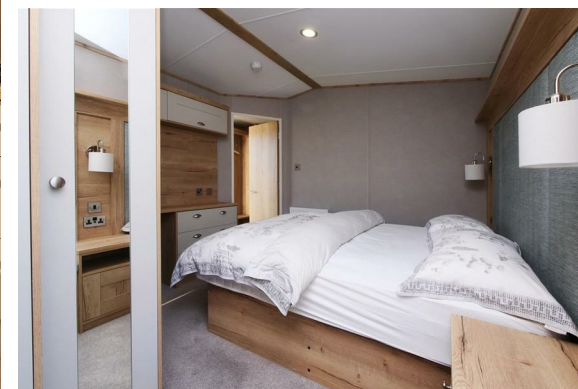
Kitchen

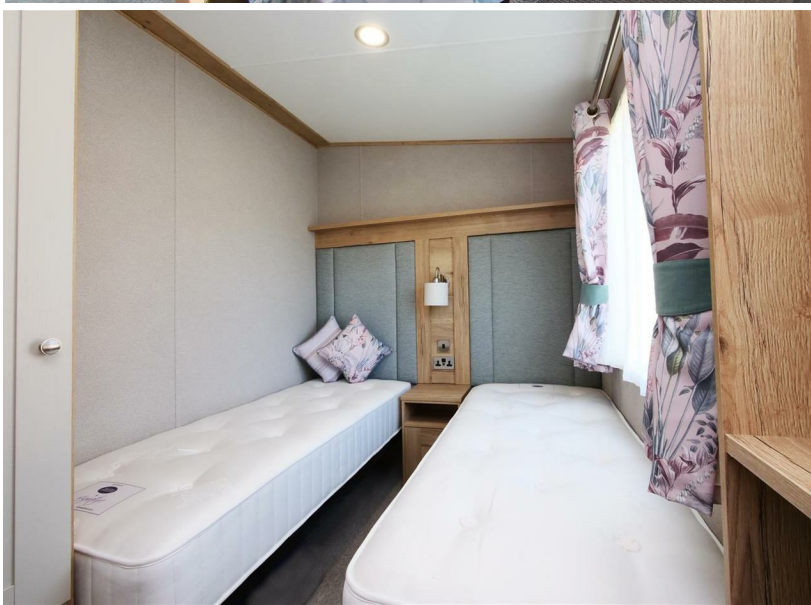
Living Room

Bedroom 2

Bathroom

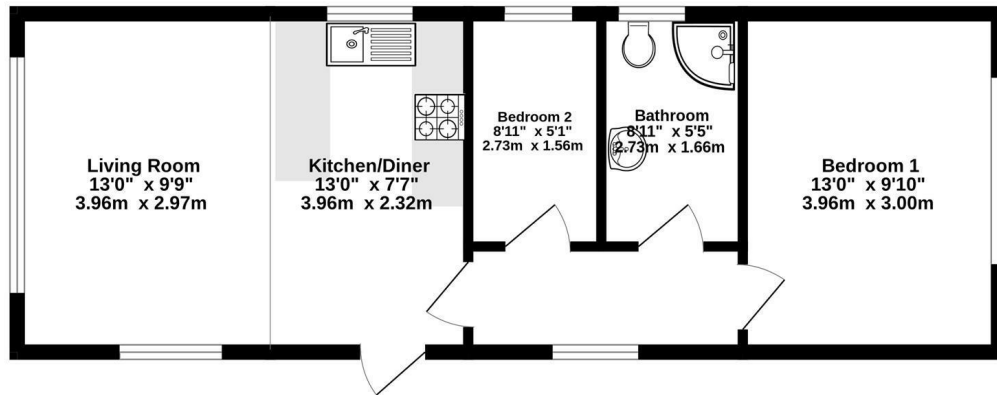
Bedroom 1





FLOOR PLAN

Ground Floor
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 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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LOCATION



EPC

Energy Efficiency Rating

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

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