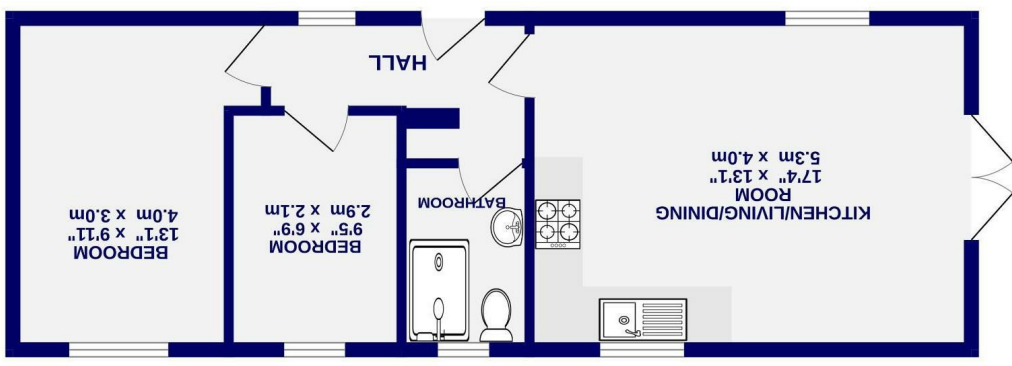


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Wilberfoss Holiday Hull Road, York YO41 5PF

Leasehold
Council Tax Band - Exempt

- Park Home
- Two Bedrooms
- Modern Throughout
- Shower Room
- Popular Development
- Easy Access To York
- No Onward Chain



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that you should verify the measurements of rooms and any other areas by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



Wilberfoss Holiday Park
Hull Road, York
YO41 5PF

£50,000



Located close to the village of Wilberfoss, this modern two-bedroom park home offers practical living with easy access to York via regular bus services. It's well-positioned for anyone needing straightforward travel into the city while enjoying a quieter setting.

The property includes a spacious, open-plan living area with a modern fitted kitchen. There are two spacious bedrooms and a modern shower room. The layout is simple and efficient, with a clean, modern finish throughout.

Located on a popular site, this property benefits from an enclosed decking area ideal for outdoor entertaining, as well as off street parking.

Offered chain free, early viewing highly recommended,

Leasehold
Site fee- £2,500 per annum
Cannot be used as main residence

