



Hull Road
Wilberfoss
YO41 5PF

£65,000



A beautifully presented and stylishly appointed two bedroom lodge, occupying a pleasant position within a popular park setting close to the sought after village of Wilberfoss.

This attractive lodge offers a superb combination of modern interiors, comfortable accommodation and easy outdoor living. Internally, the property features a bright and welcoming open plan living, dining and kitchen area, with generous seating, contemporary fitted units and excellent natural light. Glazed doors provide a lovely outlook and direct access onto the substantial decking.

The accommodation comprises two well proportioned bedrooms, with the principal bedroom benefiting from its own en suite. A further modern shower room serves the second bedroom and the main living accommodation. The property is presented in a neutral and contemporary style throughout, creating a smart and inviting home.

Externally, the lodge enjoys a generous private decked area, providing an ideal space for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings. There is also useful off road parking.

Wilberfoss is a popular village situated to the east of York, providing a range of local amenities and excellent access towards York, Pocklington and the wider East Yorkshire countryside. An appealing opportunity to acquire a well presented two bedroom lodge, combining stylish accommodation, with excellent outdoor space.

Leasehold
Site fee- £3,180 per annum, including water charges.





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Leasehold

Council Tax Band - Exempt

- Stylish Two Bedroom Lodge
- Spacious Open Plan Living
- Contemporary Fitted Kitchen
- Modern Shower Room
- Generous Private Decking
- Well Presented Throughout
- Convenient Wilberfoss Location

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 448 sq.ft. (41.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area 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.
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