

HUNTERS®

HERE TO GET *you* THERE



Scarborough Lodge Retreat, Edgehill road

Scarborough, YO12 4BG

£64,995



*** Wildfell Lodge 46' x 22' THREE BEDROOMS SLEEPING SIX***

*** FREE SITE FEES UP UNTIL APRIL 2027***

15 Years License Agreement

Luxury 3-Bedroom Lodge—Hassle-Free & Ready for You! NEW Exclusive Owner Program—No Site Fees Until 2027 Enjoy all the benefits of a 5-star hotel with the privacy and comfort of your own holiday retreat in a spacious 3-bedroom lodge, complete with three en-suite shower rooms for ultimate convenience and luxury. Your Personal Escape on the Yorkshire Coast. Arrive at your beautifully prepared lodge, where everything is clean, fresh, and ready for you. No maintenance, no stress—just pure relaxation. What's Included? Three bedrooms, each with its own ensuite shower room, Stylish open-plan living with luxury furnishings, Fully



Agent Note
2025 Running Costs
To help you plan with confidence, here's a transparent overview of expected costs:

- Site fees: £3,468
- Local authority rates: £148
- Gas: Bottled or metered (pitch dependent). 47kg bottles approx. £90 each
- Electricity: Metered and invoiced every 6 months
- Insurance: "New for old" policy required (estimated £250-£450 annually)

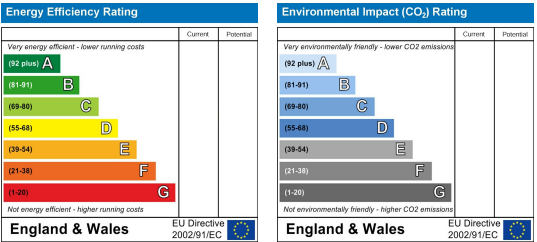
Area Map



Floor Plans



Energy Efficiency Graph



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.