

# HUNTERS®

HERE TO GET *you* THERE



## Scarborough Lodge Retreat, Edgehill Road

Scarborough, YO12 4BG

£99,995



\*\*\*The Lakewood 42' x 14' TWO BEDROOMS SLEEPING 4\*\*\*

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

25 Year License Agreement

The Lakewood has been designed to be as stylish as it is functional. As soon as you walk into the entrance hall, you'll be bathed in natural light and in awe of the stylish features and furnishings. Our interior design team have thought of everything with neutral tones throughout to create a warm and inviting space, and contemporary accents to make sure your home stays on top of the trends. And if you like relaxing on a long summer's evening, we provide your own decking to really impress your guests.



Material Information Scarborough  
Tenure Type; Leasehold  
Leasehold Years remaining on lease; 25  
Council Tax Banding; exempt

#### Agent Note

#### 2025 Running Costs

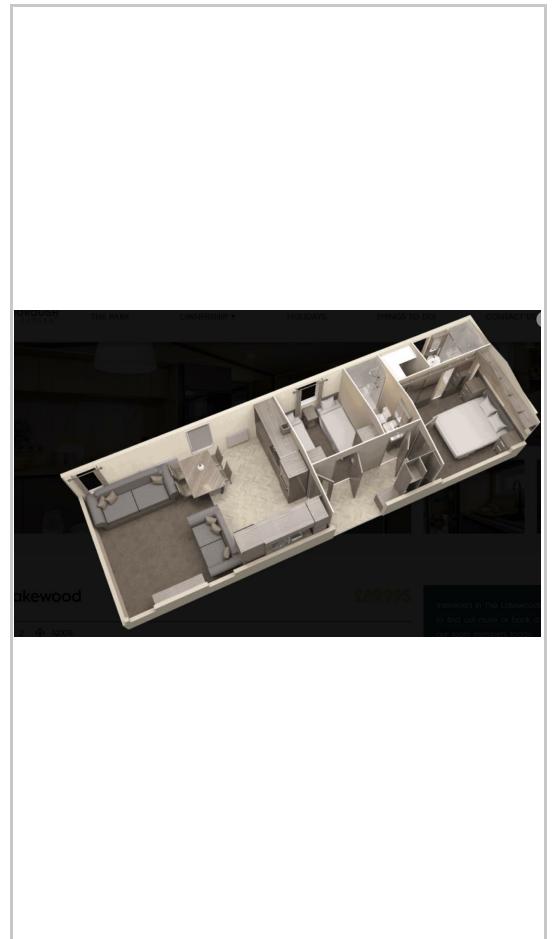
To help you plan with confidence, here's a transparent overview of expected costs:

- 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.