Hull Road, Wilberfoss, York, YO41 5PF

- SUCCESFUL HOLIDAY LET
- PARKING
- RECENTLY MODERNISED
- TWO BEDROOMS
- 52 WEEK LICENCE
- POPULAR SITE

HUNTERS®
HERE TO GET *you* THERE

£60,000

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DESCRIPTION

A well-presented, recently updated two bedroom lodge on a popular site offering convenient access to York.

Upon entering the lodge you have an entrance hall giving access to the other main rooms. There is a fabulous open plan living kitchen diner, filled with natural light with windows to three aspects. The kitchen area has a range of modern base and wall units with integrated appliances.

There are two double bedrooms, one of which comes with a walk in wardrobe.
The bathroom completes the internal accommodation with its sink, W.C and bath with shower over.

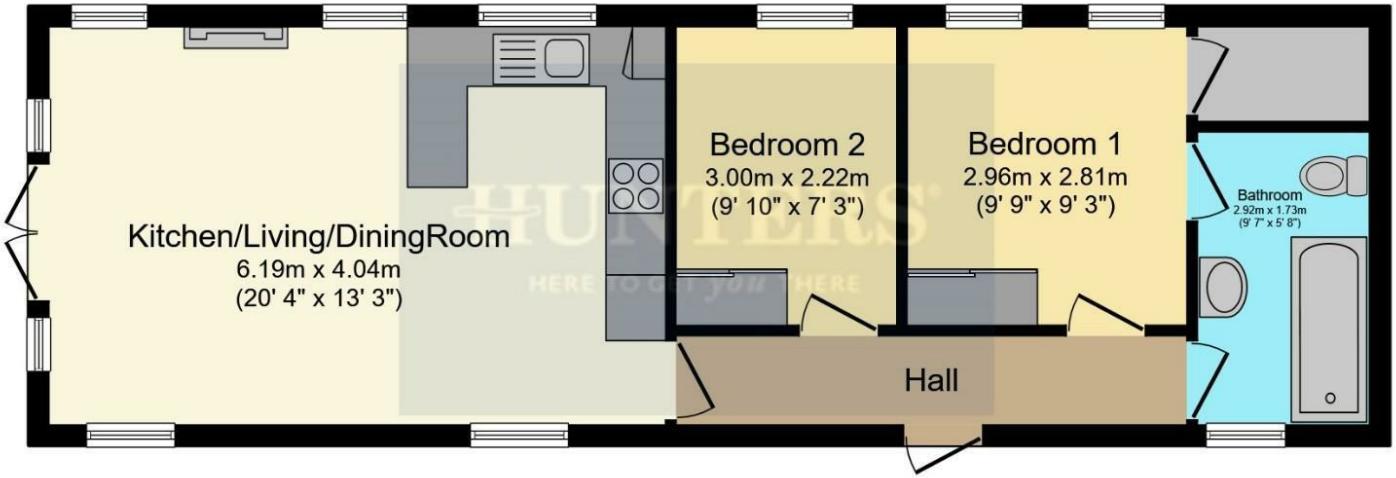
Externally there is a lawned garden, raised deck seating area and off street parking.

Florida Keys is conveniently located approximately 7 miles east of York's outer ring road and the market towns of Pocklington, Market Weighton and Beverley are all accessible via the A1079.

Florida Keys also provides a good base for those looking to incorporate York and the east coast resorts into their stay.

The site operates on a 52 week licence although it is not permitted to be used as a primary residence, making it an excellent option for those looking for an investment property or second home.

Viewing is highly recommended to truly appreciate all that this lodge has to offer.



Total floor area 53.0 m² (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

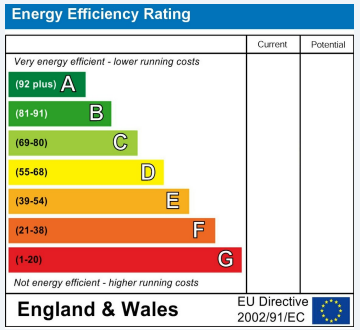
Please contact york@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

The Property Ombudsman

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