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# Cliffe Common, Selby

## Asking Price £110,000



### DESCRIPTION

Cliffe Country Lodges is an exclusive holiday park offering luxury holiday homes and lodges in a secure gated community which has all the benefits of a traditional home set in a village location overlooking surrounding countryside. The lodge come fully furnished with fitted kitchen. The Oakwood Lodge briefly comprises a kitchen/living room fully fitted with integral appliances, two bedrooms and a bathroom. The lodge benefits from LPG gas central heating system and UPVC double glazing. The exterior of the lodge benefits from a decked patio area and private parking along with a hot tub. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

### DIRECTIONS

From the A19 York to Selby Road, take the turning signposted A63 towards Howden. Take the left hand turn onto Sand Lane, continue and take the left hand turn onto South Duffield Road, continue along this road onto Moor Lane and Cliffe Country Lodges are located on the left hand side.

### LOCATION

Cliffe is an ideal village location situated on the A63 between Hemingbrough and Osgodby. The village is served by a village store, primary school, play park, sports ground including tennis courts and a public house. The City of York stands approximately thirteen miles to the north. Selby is approximately four miles with local amenities including Tesco, Sainsburys and Morrisons Supermarkets, Abbey Walk Retail Park and the Market Cross Shopping Centre and the railway station and not to mention the famous Selby Abbey. The new by-pass has enhanced the road networks with easy access to York, Leeds, Castleford, Doncaster with excellent road communications being A19, M62, A1041, A1 and M18.

### Material Information - Selby

Cliffe Country Lodges are luxury lodges in a secure gated community which has all the benefits of a traditional home.

The park has a twelve month licence giving total flexibility when using your holiday home.

Pitch fee £4,170 is payable of February each year. This includes water and electric bills. Please check at the time of purchase

Access to the on-site clubhouse/bar facilities.

Access to the on-site launderette service.

Access to the on-site disabled shower room.

LPG gas bottles are bought on site.

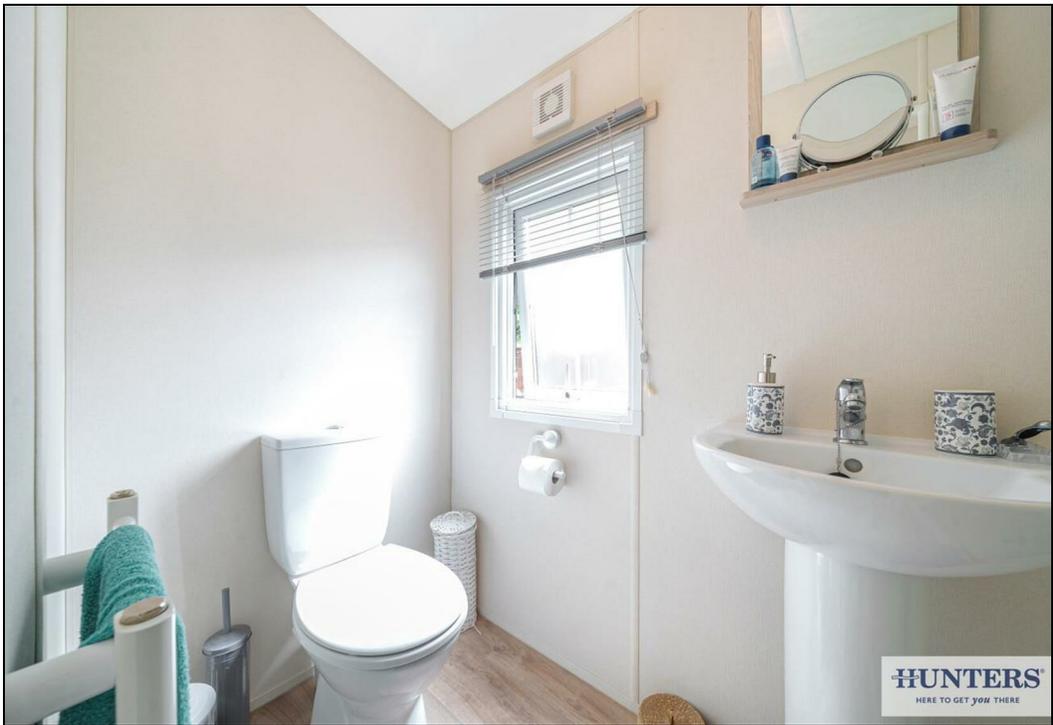
The water bill is calculated via a meter reading at the lodge and is calculated at the rate charge by the water authority. Administration charges are included in standing charges which are set at actual cost as charged by the water authority

The electric bill is calculated via a meter reading at the lodge and is calculated at the rate charge by the electric authority. Administration charges are included in standing charges which are set at actual cost as charged by the electric authority.

## KEY FEATURES

- CLIFFE COUNTRY LODGES
- EXCLUSIVE GATED DEVELOPMENT
- FULLY FITTED KITCHEN WITH APPLIANCES
- OPEN PLAN KITCHEN/LIVING AREA
  - TWO BEDROOMS
  - UPVC DOUBLE GLAZING
- COLAR GAS CENTRAL HEATING SYSTEM
- DECKED PATIO AREA AND ALLOCATED PARKING
- VIEWING RECOMMENDED
- HOT TUB







# Cliffe Common, Selby, YO8

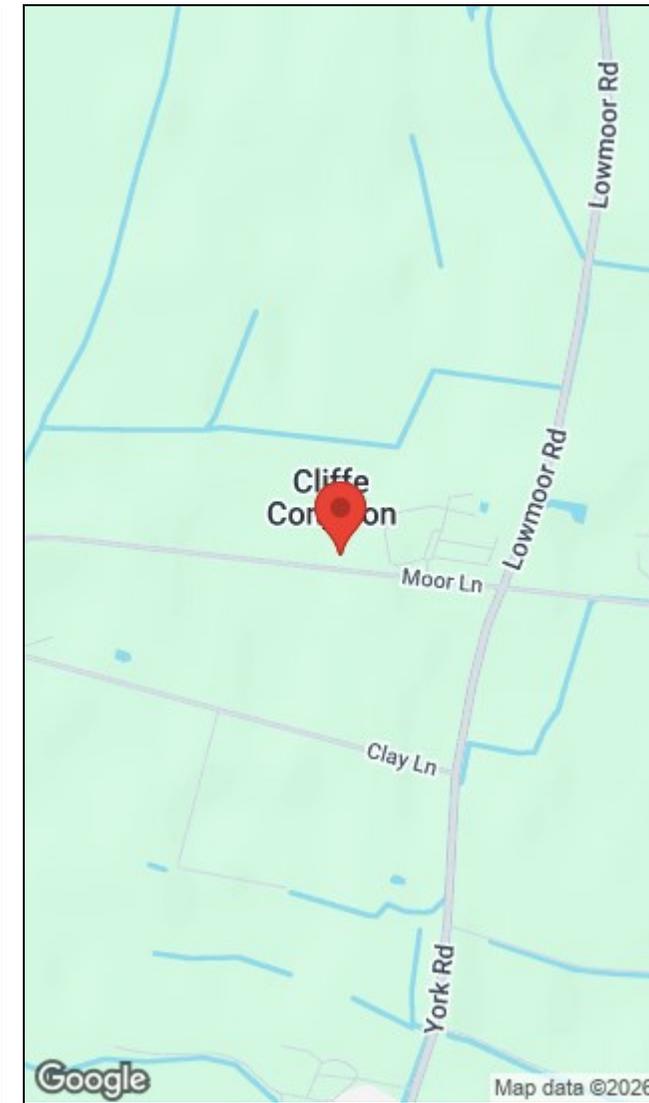
Approximate Area = 483 sq ft / 44.8 sq m  
For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 44.8 SQ M  
(483 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hunters Property Group. REF: 1166675



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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