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55, Fine Country Lodges Street Lane, DN14 7NY

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Asking Price £48,000

## **DESCRIPTION**

Fine Country Lodges is a holiday park offering holiday homes and lodges in a gated community which has all the benefits of a traditional home set in a village location overlooking surrounding countryside. The Lodge briefly comprises a lounge, kitchen with dining room, two bedrooms and a bathroom. The exterior of the lodge benefits from a decked patio area and driveway with visitor parking available. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

## **DIRECTIONS**

From Howden take the B1228 towards Bubwith. After approximately 4 miles the Fine Country Lodge Park will be found on the right hand side just after passing through the sharp right hand bend. The lodge can be identified by the number 55 sign.

## **AGENT NOTES**

This is a 12 month exclusive site for owners only, lodges cannot be let out. This is classed as a holiday home.

Site fees are £3050 + VAT a year which includes water and are paid annually in January. Gas and electric is charged extra.

Pets are allowed on site.

The single bedroom used as an office will accommodate to smaller size single beds or one normal size single bed.

A deposit would need to be paid to secure the lodge of £500. This is non refundable and paid to the owner.

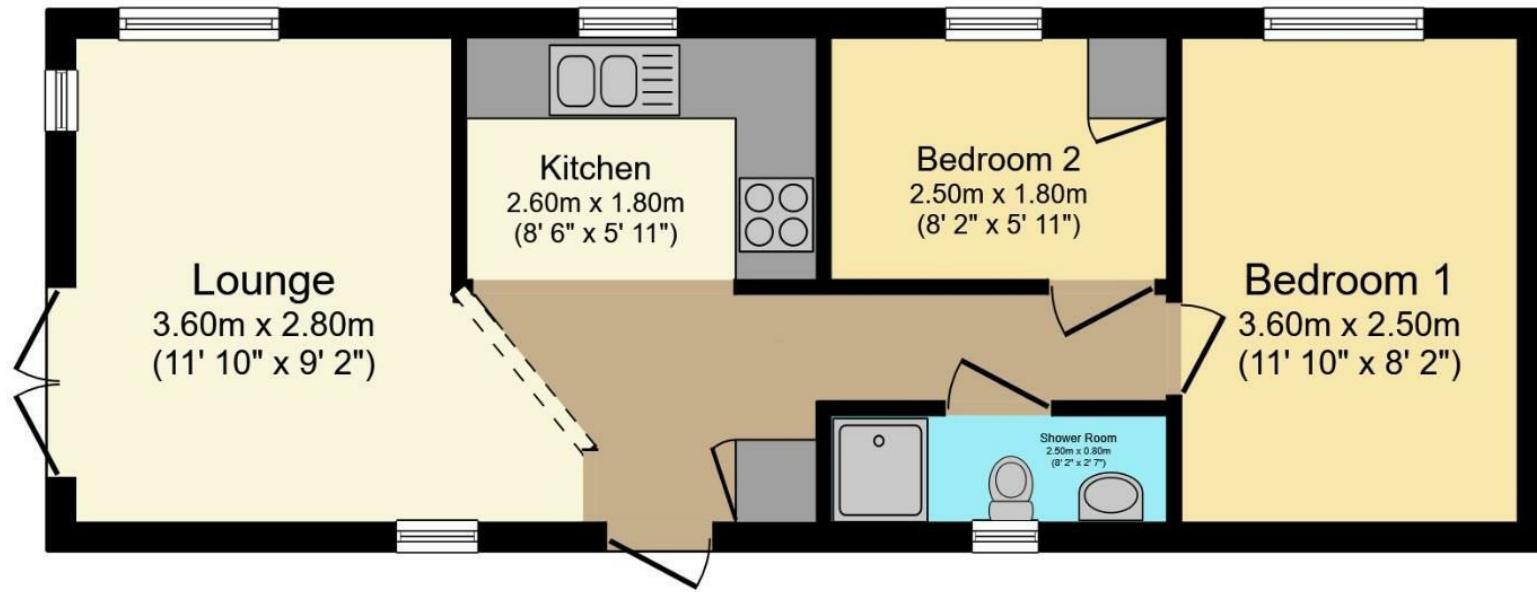
This make and model is a Delta Safron 2023. Measures 35 x 12.

The wooden decking is included in the sale.

Any furniture etc can be discussed within the sale.

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**Floor Plan**

Floor area 38.5 sq.m. (414 sq.ft.)

**Total floor area: 38.5 sq.m. (414 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales			





