

**Far Grange Holiday Park Hornsea Road, Driffield, YO25 8SY**  
**£85,000**

Executive, 3 Bed Atlas Lilac 7 Lodge for sale, situated at 'The Lakes', Far Grange Holiday Park.

Positioned within an exclusive, gated development, surrounded by trees and nature giving that perfect woodland setting, this Holiday Home is perfect for a multitude of buyers.

The Lakes at Far Grange Park and Golf Club is a 5 \* owners only, holiday lodge development nestled between the popular seaside town of Hornsea and the village of Skipsea. Hornsea's "quaint" nature has now seen it recognised as the top seaside destination to visit in the UK in 2022 by Airbnb. This dog friendly park is the perfect getaway whether you would want a relaxing time enjoying woodland walks, fishing or trying your hand at the 18 hole Golf Course to a variety of Entertainment and activities run by the park, Far Grange really does have something for everyone.

Please contact us on 01964 532121 for more information.

This is a private sale and we are advertising on the owners behalf.

### Open Plan Living

#### LOUNGE AREA

With a glass fronted flame effect fire with TV point above surrounded by a luxury, free standing corner sofa with pull-out bed and a free standing two seater sofa to the other side. The lounge area offers ultimate comfort and a home from home setting.

#### KITCHEN

With everything you need including a full sized integrated dishwasher, microwave and fridge freezer whilst the integrated 300mm wine cooler offers space for 12 bottles. You will also find a high level gas oven and grill with electric ignition and a four burner gas hob and electric extractor hob.

#### DINING AREA

Free standing glass top dining table with four chairs, surrounded by natural light with French doors to the front and large window to the side.

#### Utility

Housing a stainless steel sink and tap with room for storage and integrated washing machine.

#### Master Bedroom/En Suite

With modern built in Wardrobes, bedside tables and seperate dressing area complete with dressing table, this bedroom has plenty of storage. TV point complete with signal booster.

Go through into the En suite to find a step in corner shower, wash hand basin with storage underneath, W.C and extractor fan.

#### Bedroom 2

With two beds, middle bedside table and built in wardrobes. TV point with signal booster.

#### Bedroom 3

Currently used as a walk -in wardrobe complete with plenty of storage shelves, drawers and open rails which will be included in the sale.

#### Shower Room

Step-in double shower unit with W.C, pedestal wash hand basin complete with storage underneath and extractor fan.

#### Exterior

With an impressive front and side wrapped decking complete with garden furniture enabling you to really take in the picturesque surroundings. You will also find a driveway with ample parking for yourself and family members.

#### Other Features

With an upgrade to BS3632:2015 making this lodge residential standard complete with central heating through-out. PVC double glazing and extra insulation. Fully galvanised chassis and vinyl cladding with downlighters to the front eaves for the ultimate 'woodland lodge' look.

Internally you will find low energy lighting and sockets with USB ports.

The current owners also upgraded to the luxury pack which includes de-luxe bedding set, voiles to the bedrooms, bedroom scatter cushions, duvets and covers to all bedrooms and a coffee table in the lounge area. The owners are also including £5,000 worth of extras consisting of all metal storage boxes, garden furniture, TVs, storage units in the entrance for shoes etc, pots, pans crockery and cutlery. Free, fast WIFI is also included.



### FACILITIES INCLUDE

#### GOLF COURSE

This 18-hole golf course is really something with breathtaking sea views, a club house, pro shop and a 9-hole practice area.

#### EXCLUSIVE OWNERS LOUNGE AND SPA FACILITIES

Has all you need for relaxation and rejuvenation. We recommend a leisurely swim and then heading to the spa pool, steam room or sauna for the ultimate de-stress.

#### FISHING LAKE

There's two beautiful coarse fishing lakes together offering 45 swims with a variety of areas including tree and shrub-lined.

#### INDOOR POOL

The heated pool has a relaxed atmosphere and there's shallow area great for little ones.

#### COOK'S FISH AND CHIP SHOP

Enjoy the unmistakable taste of the coast with delicious fish & chips from Cook's.

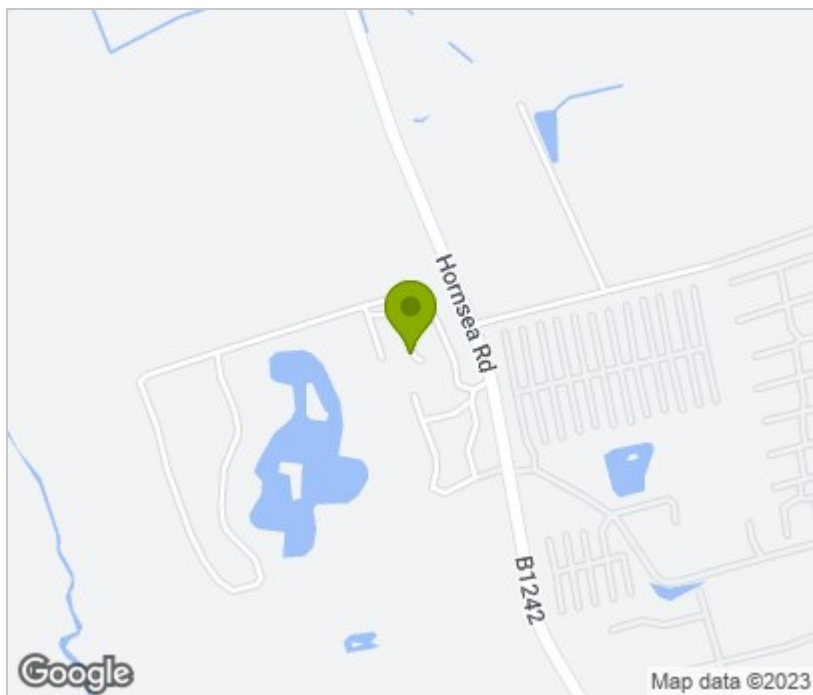
#### ENTERTAINMENT VENUES

Two venues hosting a wide range of entertainment to suit all ages.

#### PUB AND RESTAURANT

Enjoy a relaxing drink or take a look at the varied menu on offer.

**DIRECT BEACH ACCESS, SECURE DOG PLAY PARK, ON SITE SHOP, HAIRDRESSERS AND LAUNDERETTE**



**Bed Sizes**

2' 6" x 6' 3" Long Single	•
5' 0" x 6' 3" Kingsize	•

**Dimensions**

Length	12,252mm	40' 3"
Width	4,952mm	16' 3"
Height	3,650mm	12'

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.