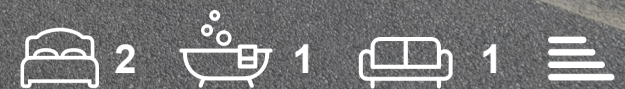




Oakwood Retreat Country, Park Back Road, Newton On Derwent,
York, YO41 4DD

£99,500



AMAZING - No pitch fees or ground rent to pay until 2027.
A stunning 2 bedroom property set on Oakwood Retreat Country Park a haven where luxury and nature come together on the edge of York. Nestled amidst stunning countryside, Oakwood Retreat offers more than just a place to stay—it's a way of life. With a commitment to quality and a friendly, welcoming atmosphere, it provides the perfect environment to create cherished memories. Whether you're seeking a peaceful escape or a vibrant community, The bright and spacious living accommodation has high quality fittings throughout and comprised large open plan living room with dining area and fabulous fitted kitchen, 2 bedrooms and bathroom/w.c. Externally there is a lovely decked area parking and garden. An internal viewing is strongly recommended.

Open Plan Living/Dining/Kitchen

Bedroom 1

Bedroom 2

Bathroom

Agents Notes:

AMAZING - No pitch fees or ground rent to pay until 2027

This property is a 365 days, 52 weeks and 12 month holiday home

The Park Home does not attract Council Tax as it is a Holiday Home

Mains Electric and Gas

Occupancy for Holiday use is a 52 week season

Purchasing of the Park Home does not need to go through a solicitor as it is a License Agreement not Freehold

52' x 13' 2 bedroom lodge





2023 Property with high quality fixtures and fittings

Custom made curtains and blinds with matching sofa

Well appointed Kitchen and dining area with integrated appliances and granite worktops

Lounge with patio doors leading to decked area

Master bedroom and a further double bedroom with fitted wardrobes

Outside there is a decked area with lighting

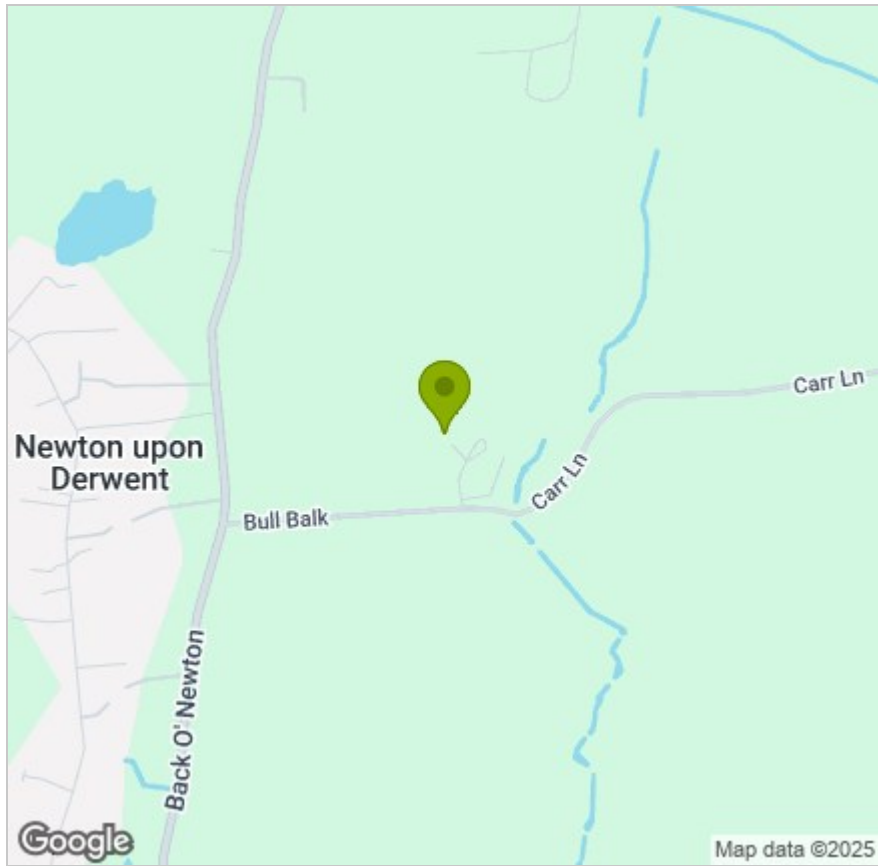
Private parking area



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.