



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

£117,500



NO SITE FEES UNTIL 2026 - A Stunning 3 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, 3 bedrooms and bathroom/w.c. Externally there is a lovely decked area parking and garden. An internal viewing is strongly recommended

Open Plan Lounge/Dining/Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Agents Notes:

* £5,000 reduction to price if complete before end of August 2025

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

40' x 20' 3 bedroom lodge with open views

2023 Property with high quality fixtures and fittings





Custom made curtains and blinds

Well appointed Kitchen and dining area with integrated appliances and quartz counter top

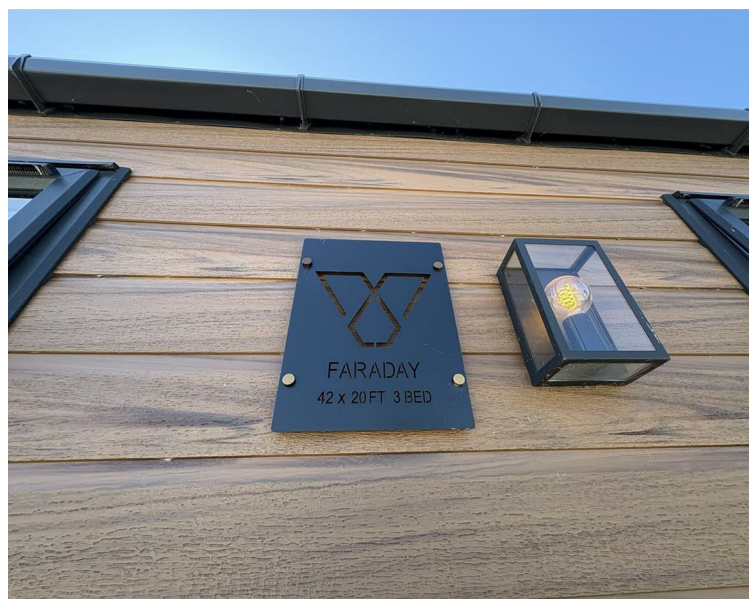
Lounge with patio doors leading to decked area

Master bedroom and 2 further double bedrooms with fitted wardrobes

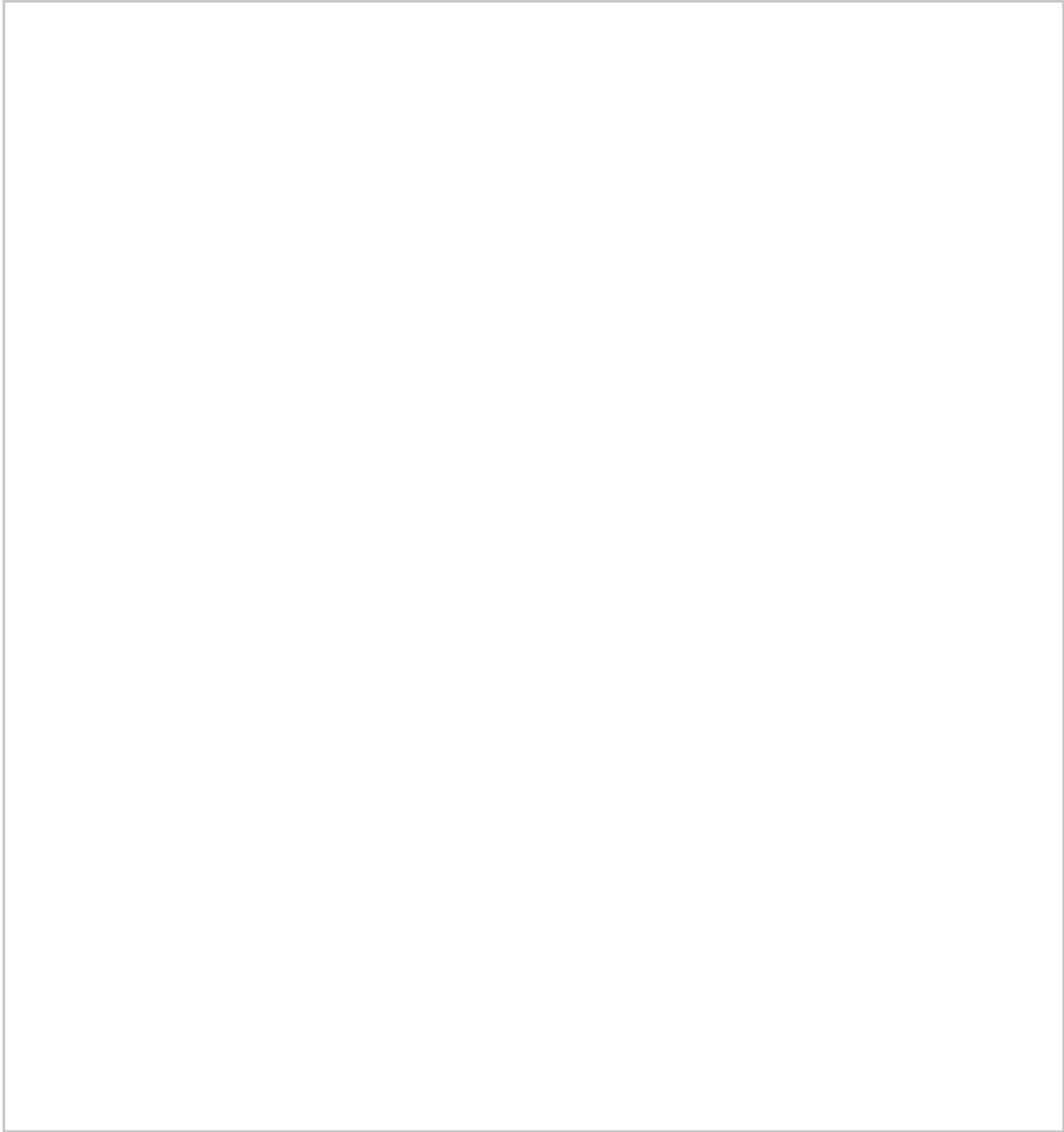
Jack and Jill Ensuite bathroom

Outside there is a large decked area with lighting

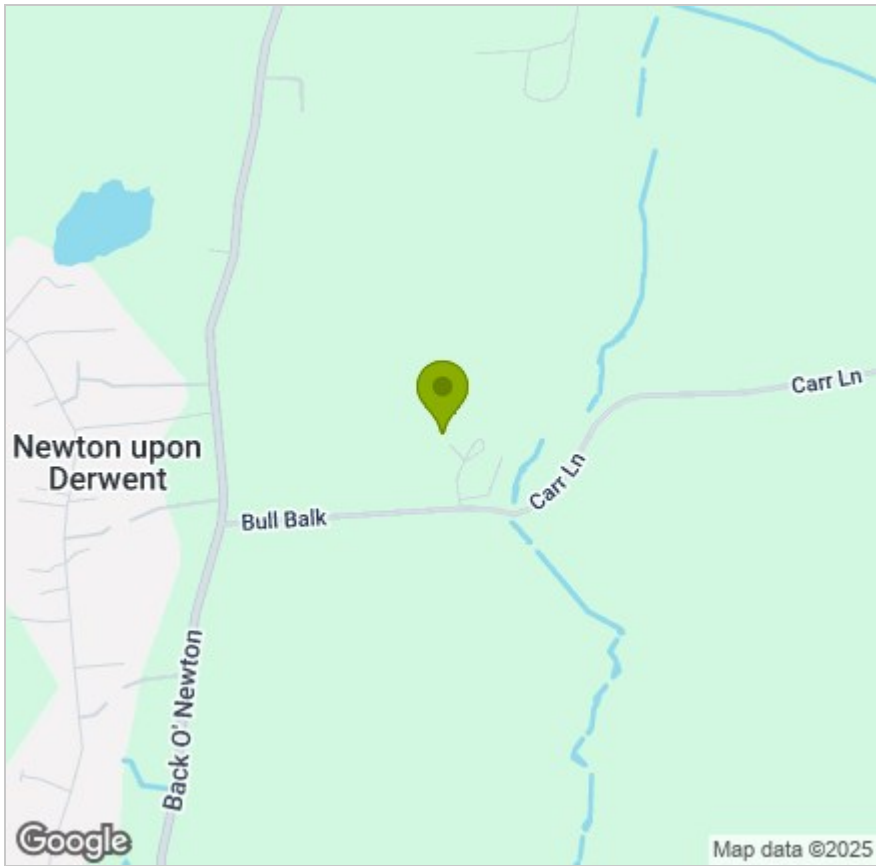
Private parking area



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 | |

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