



19 Florida Keys Hull Road Wilberfoss

York, YO41 5PF

Guide Price £57,000



LARGE 2 BEDROOM LODGE SITUATED ON THIS ENVIALE POSITION AND ON A GOOD SIZE PLOT. Located on the first phase of this popular Florida Keys development, in between the historic city of York and the popular market towns of Pocklington and Market Weighton, plus within driving distance of the East Yorkshire coastline. Currently used as a holiday home and maintained to a very good standard with the benefit of uPVC double glazing throughout, it comprises entrance hall into large living/dining room with vaulted ceiling, fitted kitchen, utility room, inner hallway, 2 double bedrooms one with en-suite and a 4 piece family bathroom. To the outside is a raised timber decked terrace, landscape garden and parking for at least 2 vehicles. An internal viewing of this impressive property is highly recommended.

Hallway

Lounge/Dining Room

Kitchen

Utility Room

Office

Bathroom

Bedroom 1

Bedroom 2

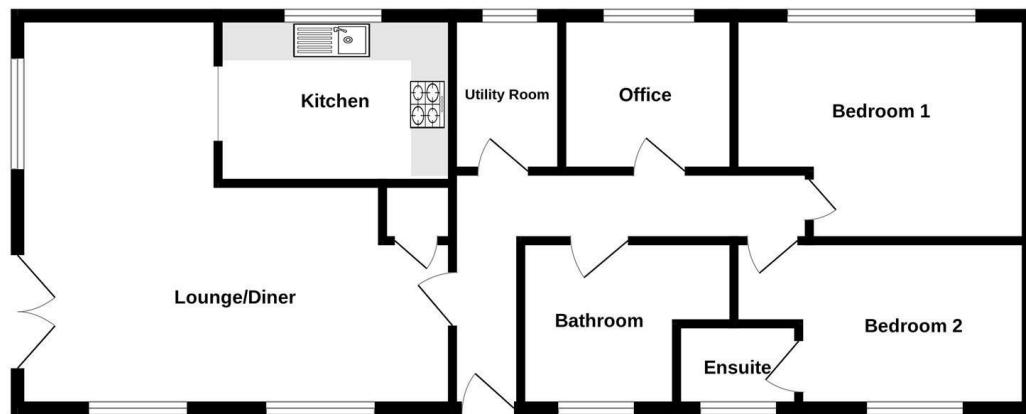
En-suite





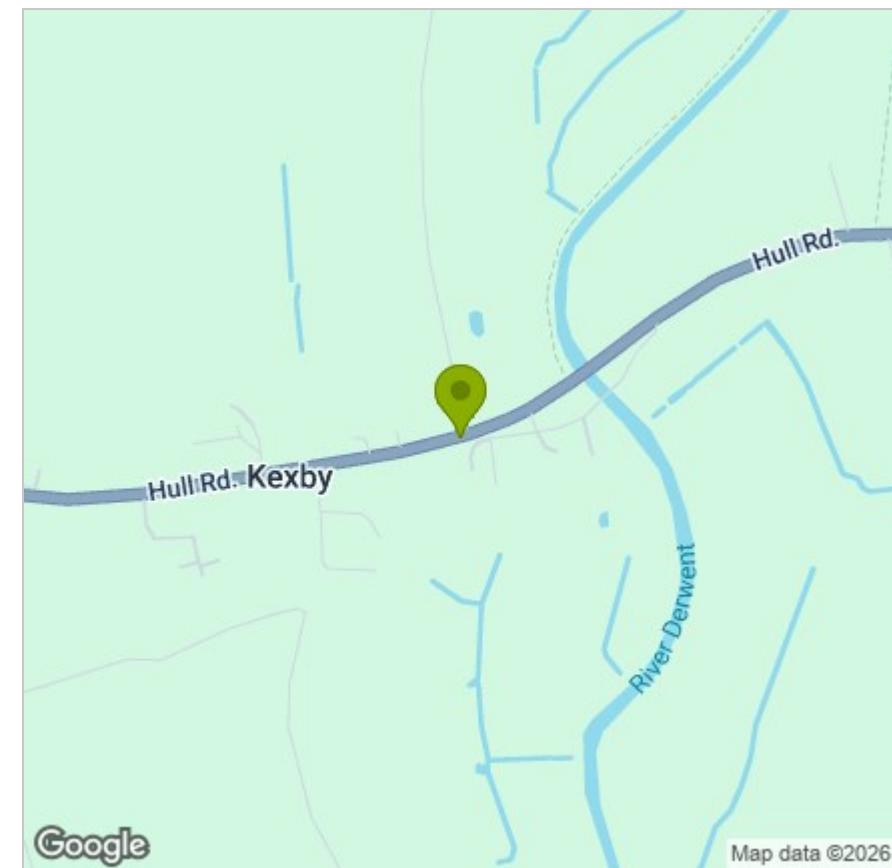
FLOOR PLAN

Ground Floor
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, dimensions, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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