



Number 10, Florida Keys Hull Road Wilberfoss  
York, YO41 5PF

**Guide Price £99,000**





**SUPERB TWO BEDROOM PARK HOME**  
UPDATED AND MAINTAINED TO A VERY HIGH STANDARD! Churchills Estate Agents are pleased to offer for sale this delightful 2 bedroom park home located in this popular and highly regarded development convenient for the historic city of York, the Yorkshire Wolds, the coastline and as well as nearby market towns of Pocklington and Market Weighton.

The lodge has been updated to a very high standard, ensuring modern comforts and stylish living. One of the standout features of this property is the newly fitted decking, which provides stunning views of the surrounding landscape. The glass surroundings enhance the experience, allowing you to enjoy the beauty of nature from the comfort of your own lodge. Situated on a great plot within the park, this property offers both privacy and a sense of community. Whether you are looking for a permanent residence or a holiday lodge, this park home is sold as seen, making it a hassle-free option for prospective buyers. With its idyllic location and high-quality finishes, this park home on Hull Road is an excellent choice for those seeking a serene lifestyle in the heart of Yorkshire. Don't miss the chance to make this charming property your own.

### **Kitchen**

uPVC window to side, fitted wall and base units, counter tops, inset stainless steel sink and drainer, integrated electric oven and induction hob, power points. Tiled flooring.

### **Utility Area**

Opaque window to side, base units, space and plumbing for appliances, wall mounted gas boiler, power points. Tiled flooring.

### **Living/Dining Room**

uPVC double doors on to raised timber decked area, uPVC windows to side and rear, new log burner, TV point, power points, double panelled radiator. Oak flooring.







### Bedroom One

uPVC windows to front and side, power points, double panelled radiator. Carpet.

### Bedroom Two

uPVC windows to front and side, power points, double panelled radiator. Carpet.

### Bathroom

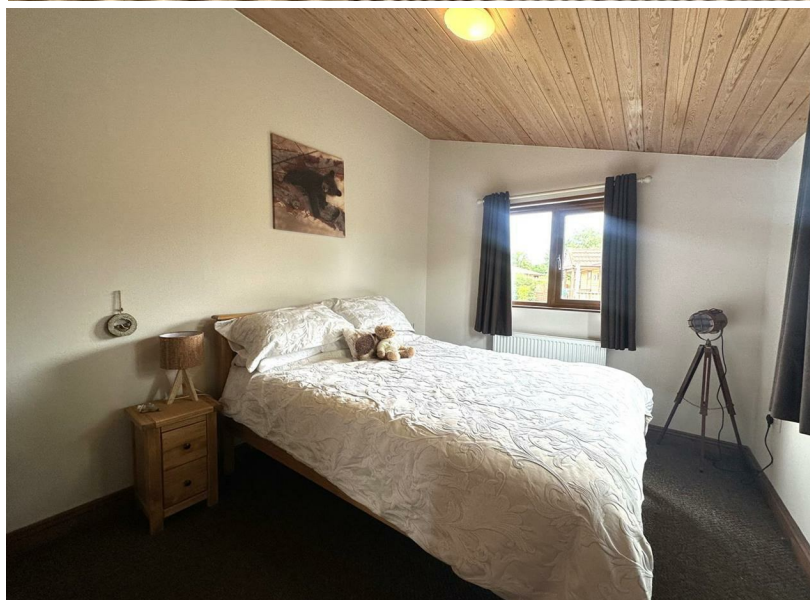
uPVC opaque window to side, suite comprising panelled bath with mixer shower head, walk in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, extractor fan. Tiled flooring.

### Outside

Large decking area,

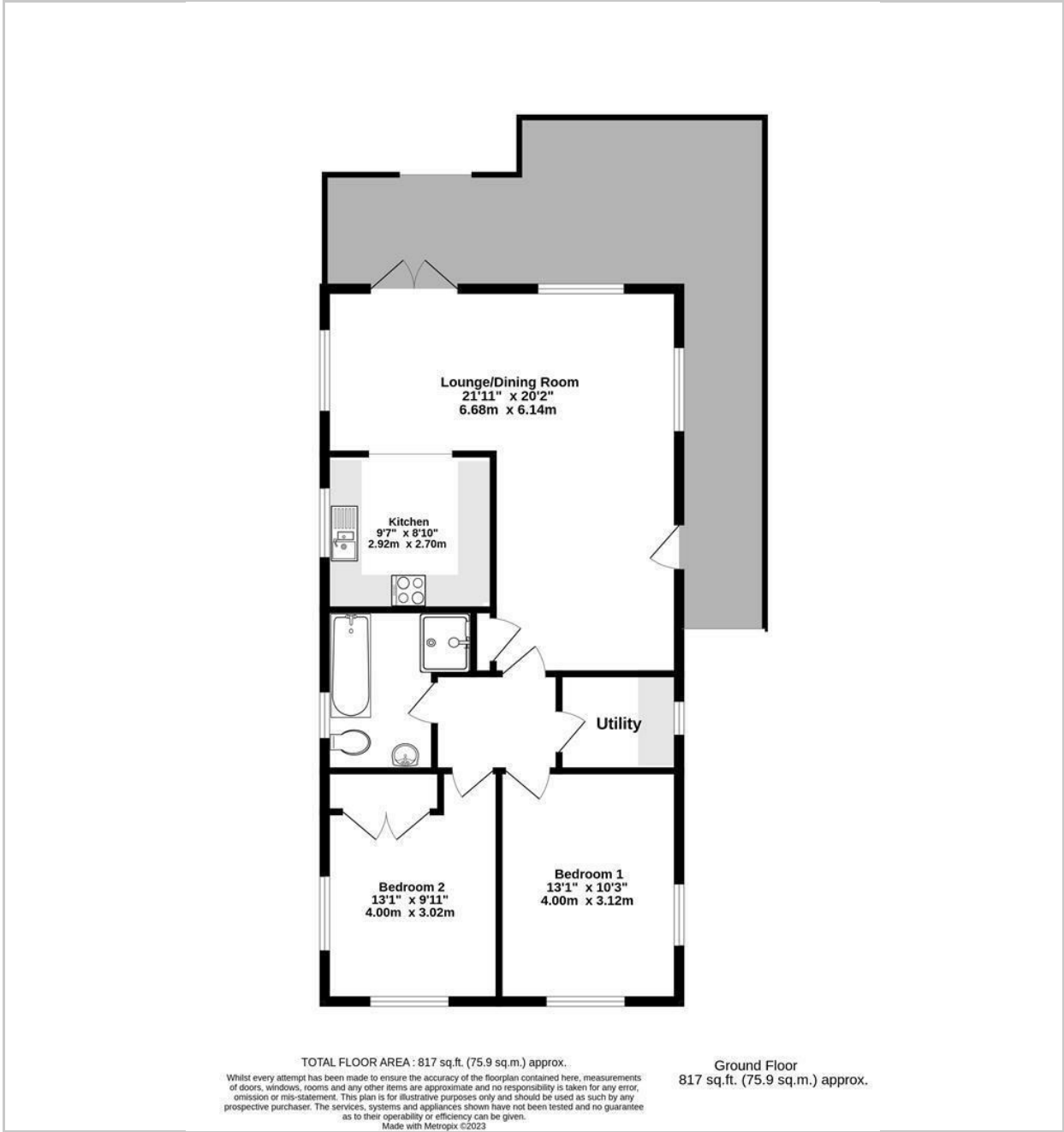
### Additional notes

Whether you are looking for a permanent residence, holiday home, or holiday rental, this park home is sold as seen, making it a hassle-free option for prospective buyers. The lodge is available for immediate occupation as the sale includes all the fixtures and fittings inside and outside which are new and high end. This includes all interior furniture, garden furniture, barbecues, hot tub, plants, furniture, tv's, log burner etc.

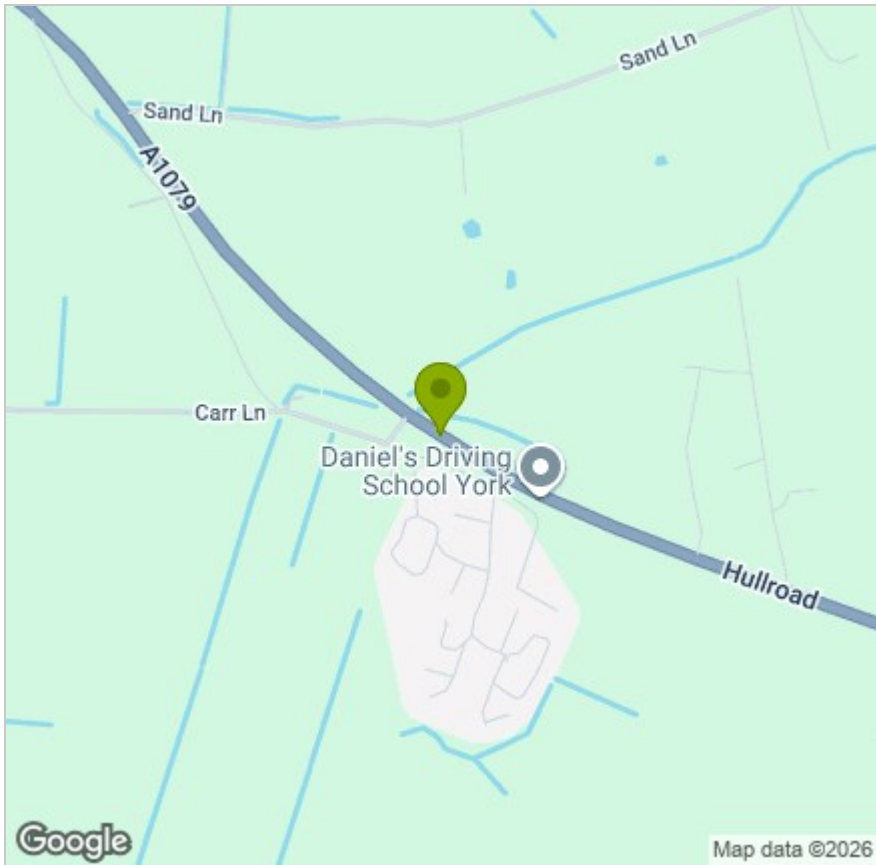




FLOOR PLAN



LOCATION



EPC

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