



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	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Willerby Boston, Southfield Holiday Park, York, YO41 5NT Guide price £114,995

Step Inside the Boston – Stylish Comfort with Flexible Living

Don't let "entry-level" fool you – the Boston lodge is packed with high-end features and stylish design that will truly surprise you the moment you walk through the door. Offering two fantastic layout options with 2 to 3 bedrooms, this lodge comfortably sleeps 4 to 8 people, making it perfect for couples, families, or hosting guests.

From the outside, the light grey woodgrain aluminium cladding and classic white-framed double-glazed windows provide timeless kerb appeal. Built to BS 3632 Residential Specification, the Boston is suitable for year-round living.

Inside, the open-plan layout creates a bright, spacious environment, while the freestanding sofas in the lounge give you the flexibility to arrange your space to suit your lifestyle – whether that's watching a movie or gathering for a game night.

The interior combines traditional charm with modern elegance, thanks to the warm dark oak furniture, stylish blush pink and graphite accents, and thoughtful touches throughout.

The kitchen offers the ideal blend of functionality and style, with integrated fridge freezer, cooker and microwave as standard. Optional upgrades include an integrated washer/dryer and dishwasher for added convenience.

Adjacent to the kitchen, the dining area features a matching dark oak table and four comfortable chairs, perfectly positioned next to large picture windows for enjoying natural light and scenic views.



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



SUMMARY

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In the master bedroom, you'll find everything you could wish for: a king-size bed, ensuite bathroom, a floating dressing table with mirror, walk-in wardrobe area, and lift-up bed for extra storage – all within a calming, contemporary colour palette.

Additional twin bedrooms (one or two depending on the layout) each feature two comfortable single beds and ample built-in storage, offering both comfort and practicality for family or guests.

LEASEHOLD

- 12 month residence available
- 125 year lease
- Ground rent, and utilities payable
- No other fee tie ins, even on resale
- 2ND HOME ONLY. BUYER MUST HAVE A PRIMARY RESIDENCE

LOCATION

Nestled on the edge of the picturesque Yorkshire Wolds, Wilberfoss is a charming and well-connected village offering the perfect blend of rural tranquillity and modern convenience. Located just off the A1079, the village provides easy access to both the historic city of York—just a short drive away—and the market towns of Pocklington and Market Weighton.

Wilberfoss boasts a strong sense of community and a range of local amenities including a village shop, popular pub, café, and a well-regarded primary school, making it particularly attractive to families and those seeking a quieter pace of life without sacrificing connectivity. Surrounded by open countryside and scenic walking routes, the village is ideal for outdoor enthusiasts and nature lovers.

With regular public transport links and excellent road connections to York, Hull, and the wider region, Wilberfoss continues to grow in popularity with commuters, downsizers, and those looking to enjoy village life within easy reach of urban amenities.

OPEN PLAN LIVING KITCHEN AREA

BEDROOM 1

ENSUITE

BEDROOM 2

BATHROOM

