

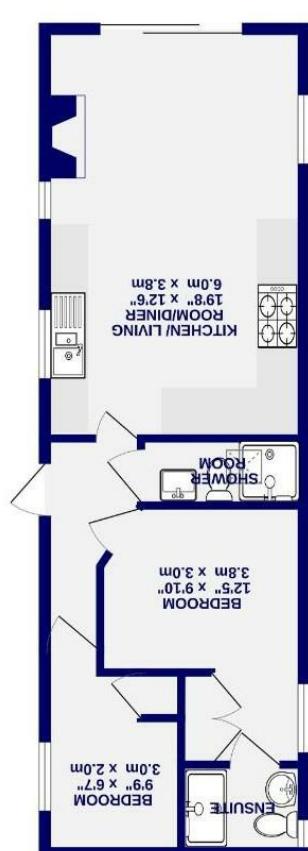
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances or facilities and nothing in these particulars should be deemed to be a statement of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances or facilities and nothing in these particulars should be deemed to be a statement of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information.

These measurements are taken from the floor plan and should be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. The vendor, his agents, employees and subagents shall not be liable for any inaccuracies in these particulars or any omissions in these particulars. The vendor, his agents, employees and subagents shall not be liable for any inaccuracies in these particulars or any omissions in these particulars.

While every effort has been made to ensure the accuracy of the dimensions and area measurements of rooms and any

TOTAL FLOOR AREA: 488 sq ft (15.3 sq m) approx.

Rooms



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GROUND FLOOR

Rooms

- New Development
- Bathroom & En-Suite Shower
- Beautifully Designed & Presented
- High Specification Interior
- Easy Access To York Via The A1079
- Located In Wilberfoss
- Brand New Model

Leasehold Council Tax Band - Exempt

Wilberfoss Holiday Park, York, YO41 5PF



Wilberfoss Holiday Park

York,
YO41 5PF

£78,000



Located in Wilberfoss, just outside York, this brand new Ambleside holiday home offers a quiet setting within easy reach of local amenities. The area provides access to countryside walks, nearby villages, and the wider attractions of North and East Yorkshire.

Internally, the property boasts two double bedrooms, a main bathroom, and an en-suite shower room. The open-plan living and kitchen area is fitted with brand new, unused appliances and modern units including dishwasher and washing machine. Both bedrooms have built-in storage. The home is fully insulated and finished to a high standard, providing a practical and low-maintenance interior.

Positioned on a large, private plot, the property includes a driveway with off-road parking. The surrounding outdoor space offers scope for seating or low-maintenance landscaping. The unit is situated on a clean, well-managed park with good access.

This property is ready for immediate use and well-suited to buyers looking for a straightforward holiday base or second home.

Leasehold
Site fee- £2,500 per annum
Cannot be used as main residence

