



Hull Road
Wilberfoss, York
YO41 5PF

£45,000



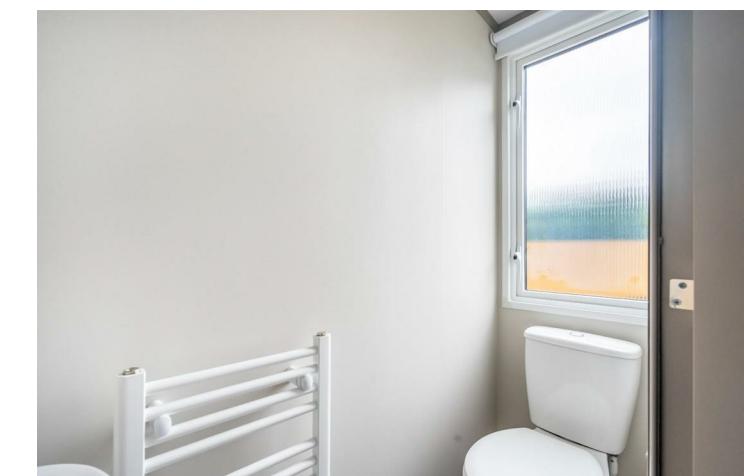
Located close to the village of Wilberfoss, this newly arrived two-bedroom park home offers practical living with easy access to York via regular bus services. It's well-positioned for anyone needing straightforward travel into the city while enjoying a quieter setting.

The property includes a spacious, open-plan living area with a modern fitted kitchen. There are two spacious bedrooms and a modern shower room. The layout is simple and efficient, with a clean, modern finish throughout.

Located on a popular site, this property benefits from an enclosed decking area ideal for outdoor entertaining, as well as off street parking.

Offered chain free, early viewing highly recommended.

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



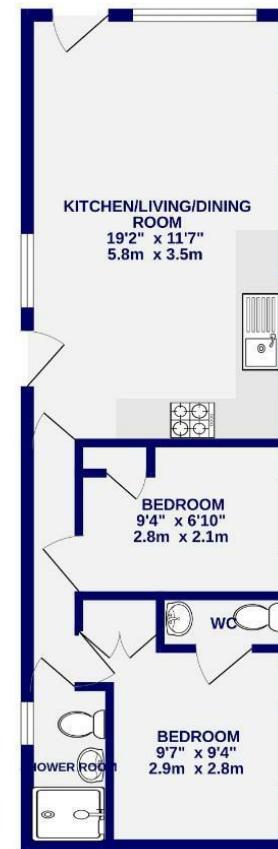


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Leasehold
Council Tax Band - Exempt

- Park Home
- Modern Throughout
- Popular Development
- No Onward Chain
- Two Bedrooms
- Shower Room
- Easy Access To York
- EPC - Exempt

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any dimensions, floor areas and room locations are approximate and should be used as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.