

MARSH & MARSH PROPERTIES

Plot 25, Hearts Nook, Hollicarrs Holiday Park, YO19 6EE

£165,000



If you are looking for the perfect holiday home, set in an idyllic location, on a feature rich site with plenty going on, then this will be the home for you. The access to the holiday park is via a lush wooded area, with calm roads leading to the different parts of the site, all on their own cul-de-sac. As soon as you arrive at Plot 25 its beautiful presentation will immediately impress. The lodge features a pebbled driveway for 2 cars to the side of the plot. Its surrounding gardens offer the ideal space to sit out and relax. The lodge has been fitted with large surrounding decking creating an ideal space for a potted plant garden with two patio seating areas. To the rear is a private lawned area, ideal for pets to play.

The site is well looked after, offering a fishing lake, bowling green, Petanque court, tennis court, function room and ample nature walks, creating an idyllic setting with plenty going on, including numerous events arranged by the holiday park. It has a well-regarded community feel with plenty of on site residents.

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Internally this house is surely going to impress and is offered in a modern and bright colour scheme throughout, with a surprising amount of space, in a warm and welcoming environment. The lodge is a fully featured property that will suit the needs of anyone. With a generous living room, spacious and well-appointed dining kitchen, large master bedroom (featuring a walk-in-wardrobe and ensuite), generous second bedroom, dressing room/office and house bathroom.

The site is just 8 miles from York centre, offering easy access to this historical city. The M62 is just 20 minutes' drive away, on the A19, offering easy access to other major cities and locations. The site also features a well-regarded Miller's Tearoom eatery.

Owing to the massive amount of features on offer with this property, its well-regarded setting in an idyllic location, an internal inspection is certainly required in order to fully appreciate this fantastic opportunity.

From the side of the house a uPVC double glazed door opens into the

HALLWAY

The beautifully presented entrance hallway creates the perfect first impression upon stepping inside this lodge. With a front uPVC double glazed door, carpeted floor, single radiator, two central light fittings and two storage cupboards.

From the hallway a door opens into the

DINING KITCHEN



This open plan dining kitchen offers more than ample space for a large family dining table to one

side of the room whilst providing a generous work space in the kitchen. The room features a modern décor and neutral colour scheme that creates a light and bright space. There are work surfaces to three walls, all with over and under counter cupboards and drawers offering plenty of storage space. The room is also well illuminated via two central light fittings, under cupboard lights and two uPVC double glazed windows to either side of the room. To the rear corner an alcove provides additional utility space that is large enough to hold an American style fridge freezer. With an integrated gas hob, integrated oven, integrated microwave, fitted washing machine, splashback tiling, vinyl flooring to one side, carpeted floor to the other, single radiator, double radiator, fitted dishwasher and a stainless steel sink with stainless steel mixer tap.





A light and bright living room that, owing to the surrounding three uPVC double glazed window sets and large uPVC double glazed French Doors, means the room is bathed in natural light and provides fantastic views over the front elevation. An electric fireplace creates a charming feature that creates an ideal central focal point. With a carpeted floor, two television access points and double radiator.

From the hallway a door opens into

From the dining kitchen double doors open into the

LIVING ROOM



BEDROOM 1



A large master bedroom that offers more than ample space for a double bed along with additional bedroom furniture. The room benefits

from a large walk-in-wardrobe, with its own light fitting and shelving, that adds plenty of additional storage space. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the side elevation.

From bedroom 1 a door opens into the

EN-SUITE



A well laid out and presented en-suite, offered in a modern and stylish décor. With a corner shower cubicle, double radiator, frosted uPVC double glazed window to the rear elevation, close coupled toilet, pedestal washbasin, central light fitting, splashback tiling, vinyl floor and extractor fan.

From the hallway wooden doors open into

BEDROOM 2



A large second bedroom that currently houses a superking sized bed along with additional bedroom furniture. With a uPVC double glazed window to the side elevation, carpeted floor, single radiator, central light fitting and uPVC double glazed window to the side elevation.

DRESSING ROOM



This is an ideal addition to the lodge, offering space for a dedicated dressing room or for use as an office space. With a carpeted floor, single radiator, central light fitting and uPVC double glazed window to the side elevation.

HOUSE BATHROOM



A beautifully presented house bathroom that has made excellent use of the space on offer. With a panel bath, pedestal washbasin, close coupled toilet, vinyl floor, tiled walls, central light fitting, single radiator and an extractor fan.

GARDENS & DECKING



The lodge features a beautifully finished

surrounding decked area, to three sides, creating the ideal space to sit back and relax and look out onto the picturesque views. The decking features two seating areas to either side of the lodge with potted plants surrounding the building.



The property also features lawned areas to all sides of the lodge offering a fantastic area for children and pets to play or to sit out and have a barbeque.

PARKING



There is a large pebbled driveway to the side of the lodge with more than ample parking space for three cars.

GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

We have been informed that the plot is a Leasehold with a 92 year lease remaining on the plot (can be extended by the site services). The plot has a £4300 PA fee that covers the plot fee, rates, gas maintenance and electric maintenance. The plot must be purchased through the site office via Marsh and Marsh Properties.

The site features a fishing lake, bowling green, Petanque court, tennis court, function room and ample nature walks, creating an idyllic setting with plenty going on.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From the A19 from Barlby, just outside of Selby, travel towards York for 0.9 miles and at the roundabout take the 1st exit and stay on the A19. After 2.1 miles turn right onto York Road and then after a further 0.5 miles turn right onto the Hollicarrs Holiday Park.

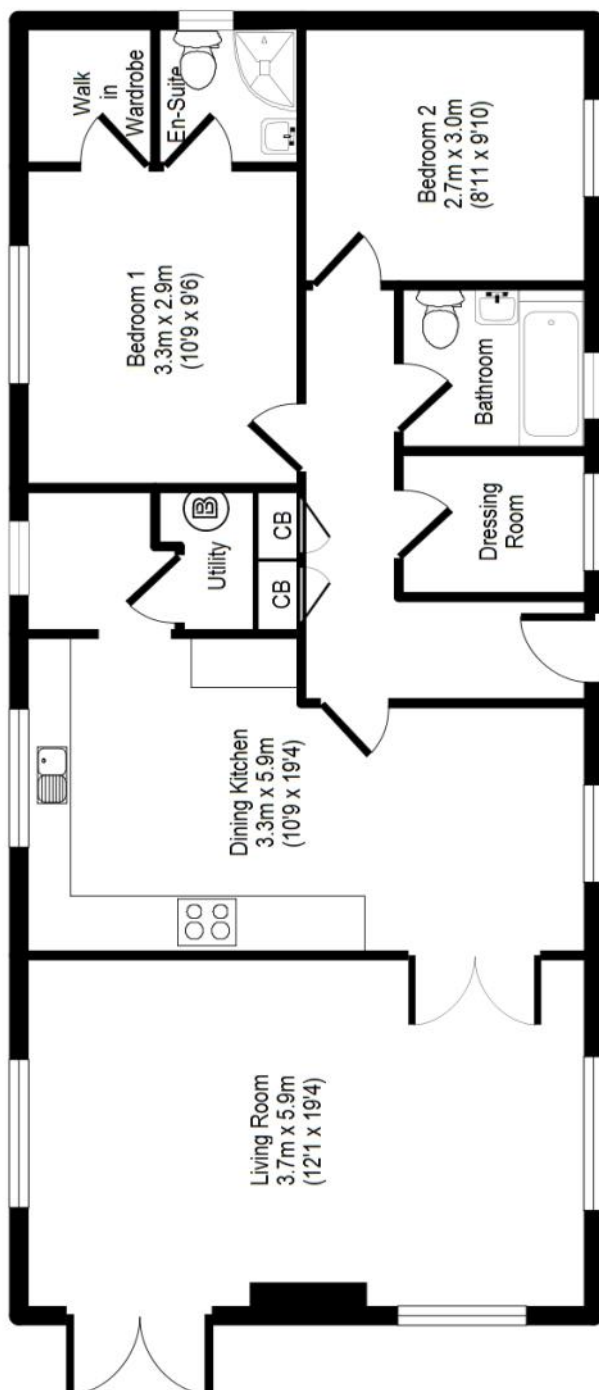
For sat nav users the postcode is: YO19 6EE

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

Plot 25, Harts Nook, Hollicarrrs Holiday Park, York Road, York, YO19 6EE



APPROX GROSS INTERNAL FLOOR AREA: 78 sq. m / 844 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

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