

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

50 Harebell York Road Escrick

York, YO19 6EE

Guide Price £55,000

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We are delighted to offer to the market this superb two bedroom timber holiday lodge, boasting a 52-week licence and occupying a beautiful position within the stunning woodland setting of Hollicarrs, just outside Escrick, with convenient access to York and Selby. Hollicarrs is an attractive and well regarded development, offering a peaceful retreat surrounded by nature, while also providing a welcoming sense of community and a range of on site amenities to enjoy. Internally, the accommodation comprises an open plan living space incorporating comfortable sitting and dining areas, a well proportioned modern fitted kitchen, two bedrooms, with the master bedroom benefiting from an en-suite WC and a family bathroom. Externally the property benefits from a generous raised decked area ideal for outdoor dining or simply enjoying the tranquil surroundings, together with a gravelled driveway providing ample off-road parking. The park itself offers a fantastic selection of facilities including a fishing lake, tennis courts, bowling green, café and community centre, all contributing to the appeal of this delightful woodland setting. Whether you are looking for a relaxing weekend retreat or a holiday home to enjoy throughout the year, this charming lodge offers an appealing combination of comfort, convenience and a peaceful setting. An accompanied viewing is highly recommended to fully appreciate all that this lovely property and its surroundings have to offer.

Living/Kitchen/Dining Area

22'5 x 12'7 (6.83m x 3.84m)

Living area comprising windows and French doors leading to the raised decked area, two windows to side, radiator, TV point, power points. Carpet. Kitchen area with window, fully fitted kitchen with wall and base mounted units, roll top work surfaces, inset stainless steel sink and draining board, fridge/freezer, oven and hob, eye level microwave, power points, space for table and chairs.



















Bedroom 1
8'3 x 12'9 (2.51m x 3.89m)
Window, built-in wardrobed and cupboards, power points. Carpet. Door to:

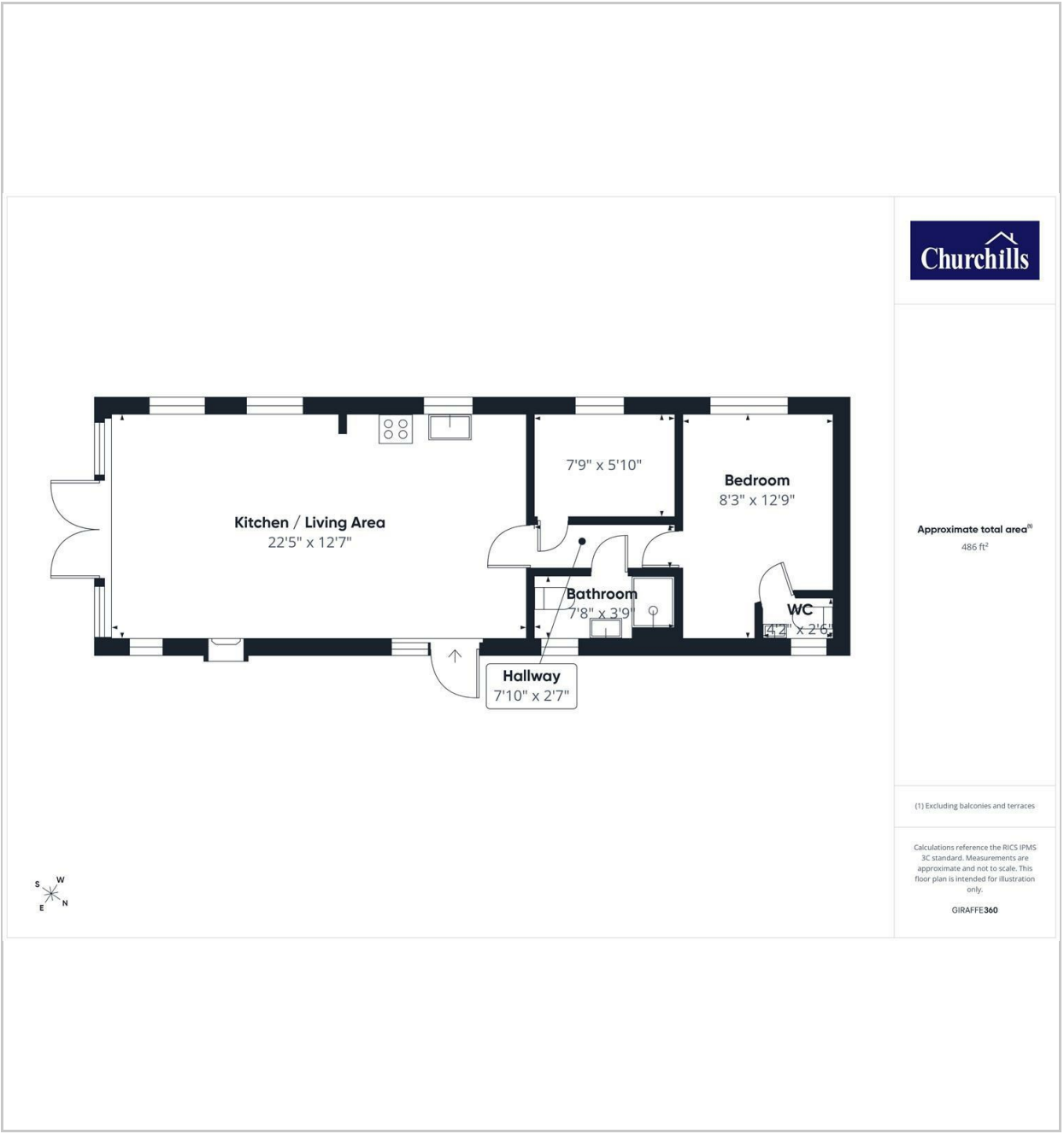
W/C
Opaque window, pedestal wash hand basin, low level WC, radiator.

Bedroom 2
7'9 x 5'10 (2.36m x 1.78m)
Window, built-in storage, space for single bed, power points, Carpet.

Bathroom
7'8 x 3'9 (2.34m x 1.14m)
Opaque window, walk-in shower cubicle, wash hand basin set in vanity unit with cupboards below, low level WC, extractor fan.

Outside Area
Raised decked area overlooking woodland plus a gravelled driveway providing ample parking.

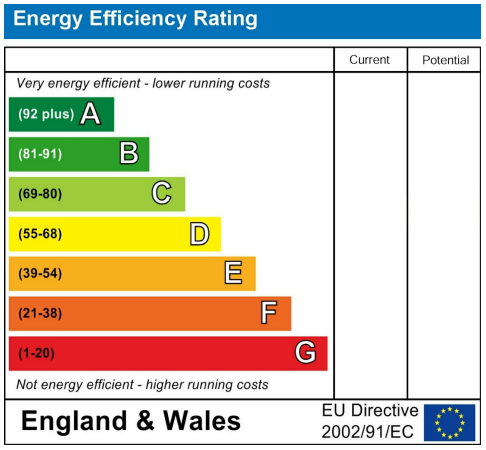
FLOOR PLAN



LOCATION



EPC



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