



# HODSONS



ASKING PRICE

**£230,000**

**Hollicars Park**

Escrick, YO19 6EE



HODSONS



## PROPERTY SUMMARY

A beautifully presented timber-framed lodge set in the award-winning Hollicarrs Holiday Park at Escrick. Offering spacious two-bedroom accommodation with an en suite to the master, stylish open-plan living, sun room, office/nursery, utility room, and modern bathroom. Surrounded by extensive decking and a private lawned area, this lodge provides the perfect countryside retreat.

Enjoy on-site amenities including fishing lakes, tennis, bowls, walking and cycling trails, and a popular tea room—all within easy reach of York and Selby.

Early viewing recommended.

2



2



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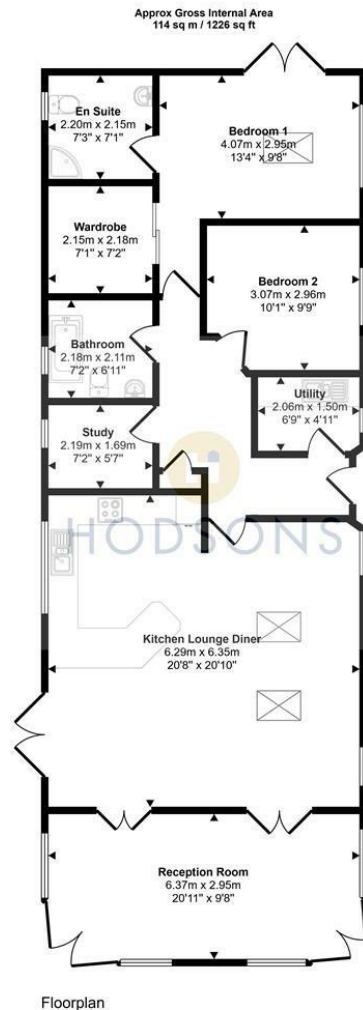












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## LOCAL AUTHORITY

## TENURE

Non-traditional

## COUNCIL TAX BAND

Exempt

## VIEWINGS

By prior appointment only

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		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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### OFFICE DETAILS

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