

# Mark Stephensons

ESTATE & LETTING AGENTS



## 8 Redwood Flamingo Land, Kirby Misperton, YO17 6UX

£45,000

- Furnished holiday home
- Three bedrooms
- Generous parking
- Lovely peaceful position
- En-suite shower room
- Chain free sale
- Mains gas central heating
- Excellent living space
- Large decking area, hot tub



## 8 Redwood Flamingo Land, Kirby Misperton YO17 6UX

Superb park home in a peaceful part of the Flamingo Land resort offering three bedrooms, lovely open plan living/dining/kitchen space, large decking area, en-suite shower room and main bathroom. Generous parking, mains gas central heating system. Large decked area & hot tub. Classified as a holiday home - residents must move off site for the first five weeks of each calendar year.



Council Tax Band:



### Charges

We understand the yearly charge is approx £6400 although a discount is usually available for early payment.

This charge covers the cost of water, WiFi and 8 passes into the park itself.

### Hallway

### Lounge/dining/kitchen

Fantastic open plan space with well fitted kitchen. Opens out from patio doors onto the lovely outside space.

### Bedroom 1

### En-suite

### Bedroom 2

### Bedroom 3

### Bathroom

### Outside space

Large decking/balcony areas. Generous off road parking

Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 