

Park Row



Orange Oak, Gateforth Park, Selby, YO8 9UJ

Offers Over £220,000



**** GATED COMMUNITY ** VERANDA ** HIGH SPECIFICATION ** WALK-IN WARDROBE **** Gateforth Park is a residential park, which opened in August 2020, offering over 50s living. The 45-acre park is a secure, gated community of 168 residential park homes within open countryside in the Vale of York. This Park Home briefly comprises: Hallway, Kitchen Diner, Lounge, Inner Hallway, a bedroom with Walk-In Wardrobe and En-Suite, a further bedroom and a Family Bathroom. Externally, the property benefits from off-street parking, veranda, patio area and lockable storage unit. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND POSITION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**

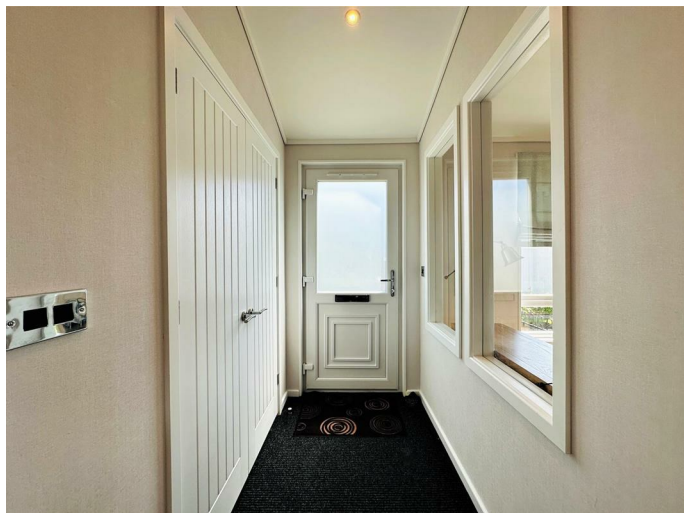


Accommodation: Entrance

UPVC door with top section having double glazed frosted panel to the side elevation leading into:

Hallway

6'5" x 3'11" (1.98m x 1.20m)



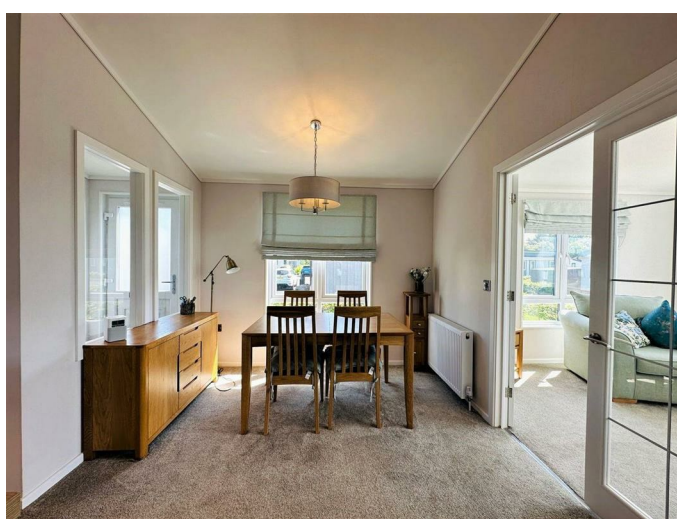
Storage cupboard. Aperture flowing through into:

Kitchen/Diner

19'0" x 13'11" (5.80m x 4.25m)



Range of base, wall and larder units in 'Shaker' style with wood grain effect doors, brushed chrome bowed handles and plinth lighting. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into a wood effect laminate work surface with matching upstand. Integrated appliances include: electric oven, microwave, four ring gas hob, brushed steel and glass electric extractor fan benefitting from downlighting, fridge, freezer, dishwasher and washing machine. UPVC door with top section having double glazed frosted panel to the side elevation. UPVC double glazed windows to the side elevations. Two central heating radiators and wood effect flooring. Double doors with full length single glazed panels leading into:



Lounge

19'0" x 11'9" (5.80m x 3.60m)



UPVC double glazed windows to the front and side elevations. Central heating radiators and television and telephone points.



Inner Hallway

Loft access and doors leading off.

Bedroom One

11'1" x 9'2" (3.39m x 2.80m)



UPVC double glazed window to the side elevation. Central heating radiator and television point. Doors leading into:



Walk-in Wardrobe
6'6" x 4'2" (2.00m x 1.28m)



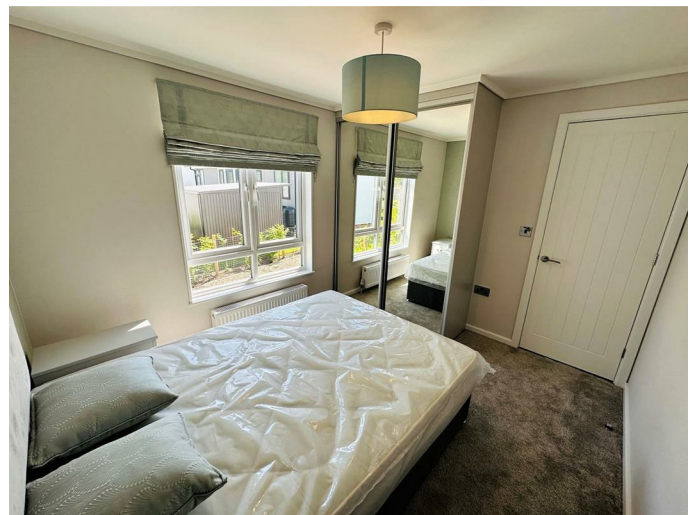
Central heating radiator.

En-suite
6'6" x 4'7" (1.99m x 1.42m)



Walk-in shower cubicle with chrome trimmed sliding door, chrome shower and further fixed head shower over with chrome controls. The area is wet walled to ceiling height. White low flush w.c with chrome fittings. White wash hand basin set into a white high gloss vanity unit with brushed chrome bowed handles. Electric shaver point, extractor fan, chrome heated towel rail and wood effect flooring. UPVC double glazed frosted window to the side elevation.

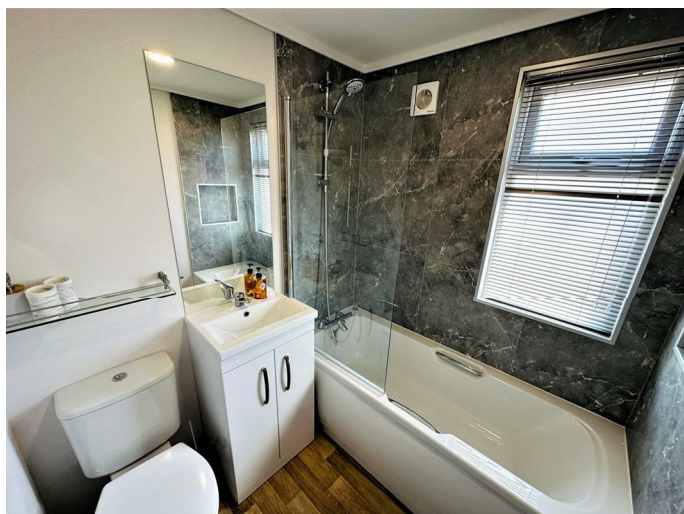
Bedroom Two
10'3" x 9'1" (3.14m x 2.78m)



Range of fitted wardrobes with full-length sliding mirror fronted doors. UPVC double glazed window to the side elevation. Central heating radiator.

Bathroom

6'0" x 5'6" (1.84m x 1.70m)



White panel bath with chrome mixer tap over incorporating a chrome shower attachment. Chrome trimmed shower screen. The area is wet walled to ceiling height. White low flush w.c and white wash hand basin with chrome mixer tap over set into a white high gloss vanity unit with brushed chrome bowed handles. Extractor fan, electric shaver point, chrome heated towel rail and wood effect flooring. UPVC double glazed frosted window to the side elevation.

Exterior: Front



'L'-shaped wrap-around veranda. Decked area with newel posts, glass panels and spindles. Tarmacked off-street parking with crushed slate area around. Further blocked pathway leading down the side of the property to an additional entrance door and external water tap. Further gates stepping down to Indian stone flagged pathway leading to wrought iron decorative pedestrian access gate leading into the side and the rear of the property.



Rear



Further Indian stone patio area. Lockable storage unit with power and lighting.



Directions

Leave Selby on the A1238 (Leeds Road) heading in the direction of Leeds. Continue through the village of Thorpe Willoughby and at the roundabout bear right onto the A63 again heading towards Leeds. Take a left towards Selby Golf Club. The park can be located on the right hand side.

Tenure: Refer to Mobile Home Act 2013

According to the Mobile Home Act 2013, park homes are neither freehold nor leasehold. The land remains the property of the park owner at all times.

Ground Rent- £192.50 per month

Local Authority: North Yorkshire Council

Band: A

HEATING & APPLIANCES

The heating system and any appliances (including Burglar

Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

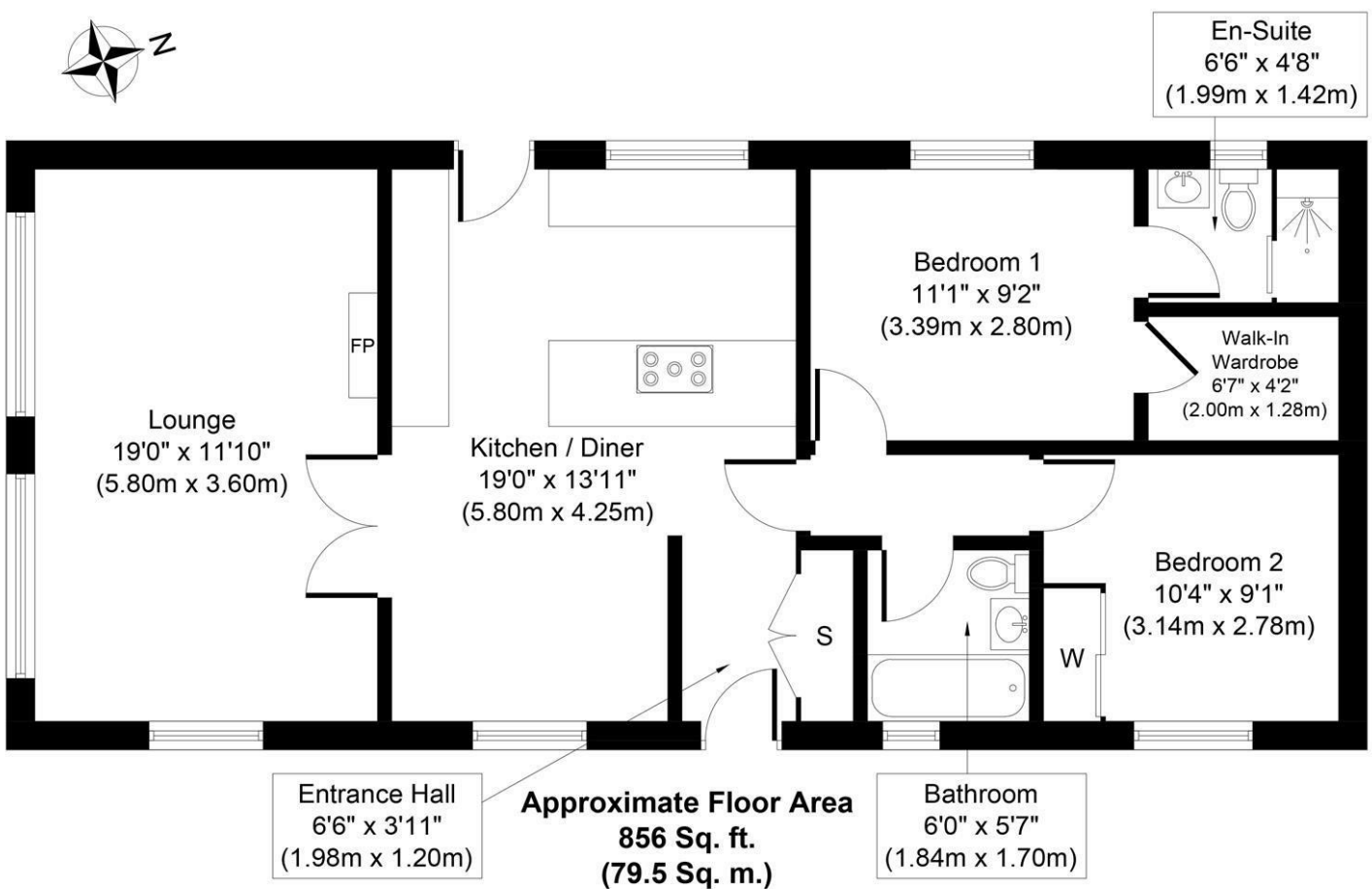
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any



further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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