

Park Row



Brittleghill, Gateforth Park, Selby, YO8 9US

Offers Over £260,000



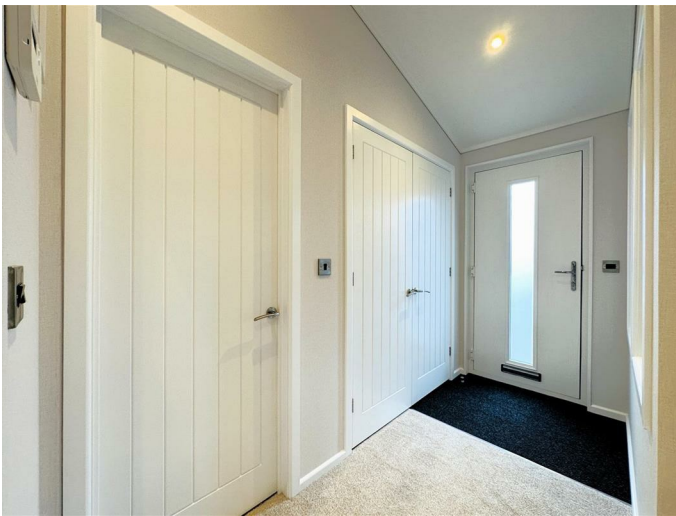
****GATED COMMUNITY**HIGH SPECIFICATION**** Gateforth Park is a residential park, which opened in August 2020, offering over 50s living. The 45-acre park is a secure, gated community of 168 residential park homes within open countryside in the Vale of York. This Park Home briefly comprises: Hallway, Kitchen Diner, Lounge, Inner Hallway, two bedrooms, one with en-suite and a Family Bathroom. Externally, the property benefits from off-street parking, patio area and 10 x 8 foot biohort shed. **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'.**



PROPERTY SUMMARY

This charming park home is situated in the idyllic Gateforth Park, a fully residential, pet-friendly gated community designed exclusively for the over 50s (or over 45 in the case of joint ownership). Nestled in the open countryside of the Vale of York, this secure and welcoming site offers a peaceful retreat adjacent to Selby Golf Club. Residents can enjoy the tranquillity of the three lakes, including a fishing lake, and the expansive open spaces that surround the park. The vibrant community spirit is fostered through regular activities at the purpose-built community centre, where a small shop also caters to daily needs. With a village green and a convenient shuttle bus service, Gateforth Park ensures easy access to the nearby amenities in Thorpe Willoughby and Selby, as well as the bustling cities of York and Leeds.

Entrance



Composite door with full length frosted panel to front elevation.

Kitchen Diner

18'11" x 13'4" (5.79m x 4.08m)



A range of grey wood grain effect shaker style base and wall units with brushed chrome handles. One and a half bowl granite effect sink and drainer with chrome mixer tap over set

into wood effect laminate work surface and matching upstand. Integrated appliances include: electric oven, dishwasher, fridge, freezer, microwave, four ring gas hob, and brushed steel electric extractor fan over benefiting from downlighting. Central island with breakfast area and further storage. UPVC double glazed window to the front and rear elevation, central heating radiators and aperture flowing into:

Utility

9'4" x 5'8" (2.86m x 1.74m)



UPVC door with double glazed frosted panels to the rear elevation. A range of base and wall units to match the kitchen. Integrated washing machine and central heating radiator.

Lounge

18'11" x 12'2" (5.79m x 3.72m)



UPVC double glazed windows to the front and side elevations, television point and central heating radiator.



Inner Hallway

Doors leading off.

Bedroom One

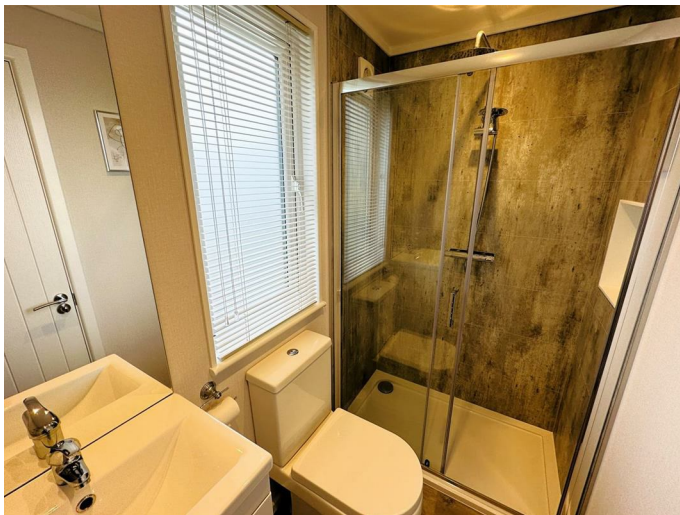
12'11" x 9'2" (3.96m x 2.80m)





Fitted wardrobes with full length sliding mirrored doors, UPVC double glazed window to rear elevation, television point, and central heating radiator. Door into:

En Suite
7'2" x 3'11" (2.19m x 1.20m)



UPVC double glazed frosted window to side elevation. Walk-in double cubicle shower housing chrome shower with additional attachment. The area is wet-walled to ceiling height. Chrome heated towel rail and electric shaver point. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into high gloss vanity with brushed chrome handles. Wood effect flooring and extractor fan.

Bedroom Two
11'5" x 9'10" max (3.49m x 3.02 max)



Range of mirror fronted fitted wardrobes with sliding doors. UPVC double glazed window to front elevation, central heating radiator and television point.



Study

6'1" x 4'11" (1.87m x 1.52m)



UPVC double glazed window to the front elevation. Telephone point and central heating radiator.

Bathroom

6'1" x 5'6" (1.86m x 1.70m)



UPVC double glazed frosted window to front elevation. White panel bath with chrome mixer tap, chrome shower with attachment and shower screen. The area is wet-walled to ceiling height. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into high gloss vanity unit with brushed chrome handles. Chrome heated towel rail, extractor fan and wood effect flooring.

EXTERNAL



Front



Twin outside lamps, flagged steps leading to Indian stoned

flagged pathway with decorative stoned edging and driveway. The boundaries defined by hedging. Outside electrical point and outside tap.



Side

Further Indian stoned pathway and crushed slate decorative borders. Wrought iron pedestrian access gate leading into:



Rear



Further outside lamps, steps down to further Indian stone flagged pathway, and laid to lawn. The area is fully enclosed with fencing and hedging.

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.

HEATING AND 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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Refer to Mobile Home Act 2013

Ground Rent £236 per month
Local Authority: North Yorkshire Council
Tax Banding: A

* 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.

Please note: The Tenure, Local Authority and Tax Banding 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Metred, billed monthly
Gas: Piped LPG, billed quarterly
Sewerage: Mains billed monthly
Water: Metred, billed monthly

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage 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.

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

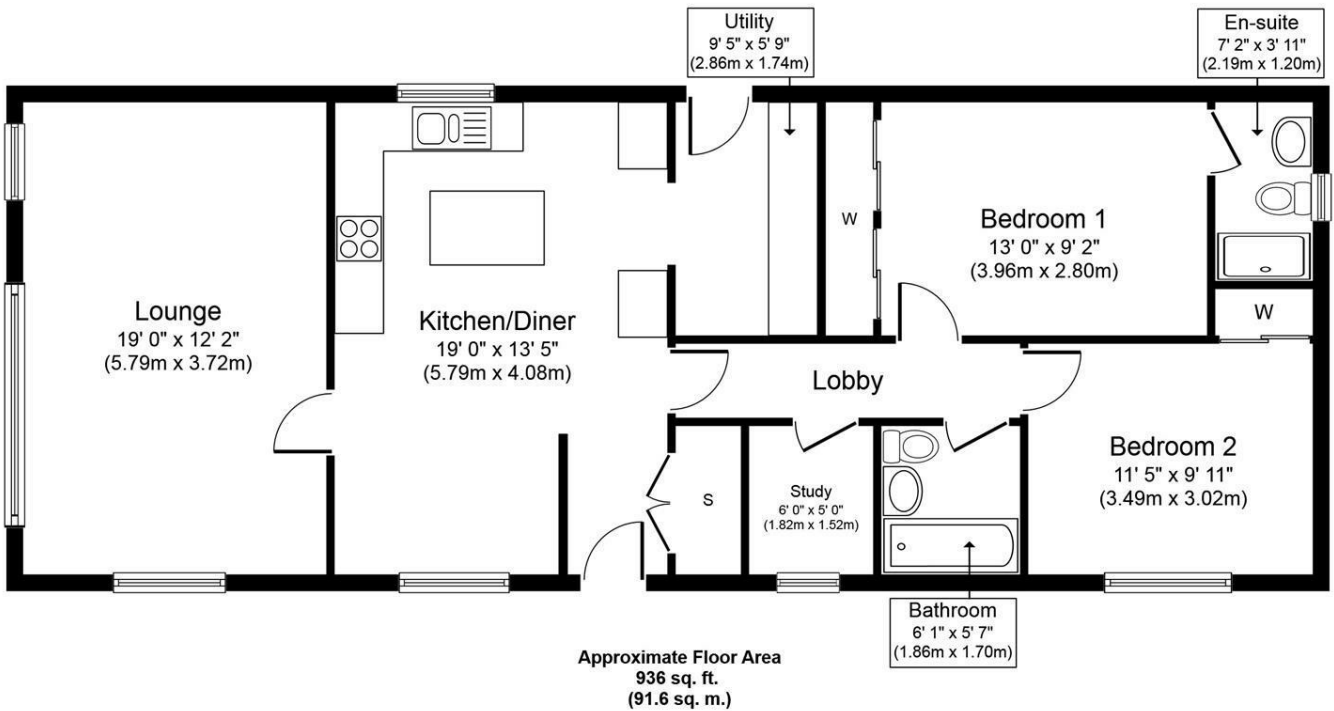
remains available. This is particularly important if you are travelling some distance to view the property.

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:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



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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