



25 Ashdown Park Minskip Road  
Boroughbridge, York, YO51 9HY

Guide price £240,000



RESIDENTIAL 12 MONTH PARK HOME FOR THE OVER 55'S  
IMPRESSIVE SITTING ROOM WITH FEATURE FIRE AND EXCELLENT INTERIOR DECOR, SEPARATE DINING AREA  
LUXURY BATHROOM MASTER BEDROOM SHOWER ROOM  
HALLWAY WITH STORAGE  
UPVC DOUBLE GLAZING THROUGHOUT  
COMPREHENSIVELY FITTED KITCHEN  
GARDENS REAR AND SIDE, EXTENDED PATIO AND STORAGE UNIT,  
INTERNAL INSPECTION ESSENTIAL



## Summary

Ashdown Park is an exciting and exclusive development ideally suited for individuals aged over 55 who are looking for a peaceful and relaxing lifestyle. The development is situated in the heart of the picturesque Vale of York, just a 10-minute walk from the historic town of Boroughbridge. The town is renowned for its rich history, with a range of fascinating landmarks such as the Roman Bridge and the Georgian architecture. Furthermore, Boroughbridge offers a range of excellent local amenities, including a supermarket, medical centre, and a range of restaurants.

The development provides ample parking for two vehicles, which is a real convenience for residents. The property also includes an extended shed, perfect for storing gardening equipment and tools. The well-proportioned gardens offer a peaceful and tranquil setting, ideal for relaxing and enjoying the beautiful scenery. The development features secure entry gates with CCTV surveillance in operation, which provides an added sense of security to residents. There is a main reception lodge, which is manned 24/7, ensuring that residents are well looked after at all times.

The development itself enjoys stunning views of the surrounding countryside, and residents can take advantage of the excellent walking trails and cycle routes available in the area. With its tranquil location, excellent amenities, and beautiful surroundings, Ashdown Park is the perfect place for individuals who want to enjoy a peaceful and relaxing retirement.

## Location

The Park is ideally situated for easy access to the A1, with Leeds Bradford Airport only 35 minutes away and Teeside Airport only an hour away. The excellent transport links are within easy reach, which means that in no time at all you can be enjoying the rural countryside and beautiful scenery of the Vale of York and surrounding area

## Description

We have pleasure in offering for sale a luxury one bedroom park home built in 2020. The bespoke Anniversary Model model is 50 x20 with LPG gas central heating, sitting room a luxury fitted dining kitchen with integrated appliances. stunning bathroom, plus a shower room and hallway with storage.

To the outside attractive decked area perfect for Alfresco dining days, garden and ample parking. Positioned on a desirable part of the park within close proximity of the bustling town of Boroughbridge with local shops schools and amenities and the A1 North and South.

The semi-retirement park is for the over 55 years which allows a small or medium dog. Accessed via a security gate entry.

## Agents Note

We have been informed by the current owner that there is a monthly Pitch Fee payable of £245.24 which includes the maintenance of the communal areas including the electric gates and street lighting to the entrance

Council Tax & Postcode - North Yorkshire Council and the tax band is A.





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