



**12 Ashdown Park Minskip Road, Boroughbridge York  
YO51 9HY**

**Guide price £175,000**

RESIDENTIAL 12 MONTH PARK HOME FOR THE OVER 55'S  
SITTING ROOM WITH DOUBLE DOORS ONTO THE REAR GARDEN AND DINING AREA  
BATHROOM AND ENSUITE TO THE MASTER BEDROOM  
FURTHER DOUBLE BEDROOM WITH FITTED FURNITURE  
HALLWAY WITH STORAGE  
UPVC DOUBLE GLAZING THROUGHOUT  
COMPREHENSIVELY FITTED KITCHEN  
GARDENS REAR AND SIDE, PATIO AND STORAGE UNIT,





Summary

Ashdown Park is an exciting and exclusive small privately owned development for the over 55's situated in the heart of the Vale of York, 10 minutes walk from the historic town of Boroughbridge, which benefits from a range of excellent local amenities.

With parking for two vehicles, extended shed, patio and well proportioned gardens. There are secure entry gates with CCTV in operation, a main reception lodge and ample countryside views.

Description

L Shaped Lounge / Diner - A large L-shaped living and dining space has been designed to be the heart of the home. With double-aspect bay windows, light just pours in, enhancing the cleverly designed layout. The stunning decor enhances this beautiful spacious room.

The spacious dining area, with a further bay window, has great access directly into the kitchen – ideal for entertaining when family and friends come to visit.

Kitchen - kitchen cleverly design has provided endless storage cupboards, plenty of food preparation areas and integrated appliances.

Bedrooms - The master room has plenty of storage wardrobes and a spacious en-suite with a large shower,. Bedroom two a double room with built in wardrobes and drawers.

Parking for Two vehicles, gardens to front side and rear with countryside views.

Directions

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.

Agents Note

We have been informed by the current owner that there is a monthly Pitch Fee payable of £265.00 which includes the maintenance of the communal areas including the electric gates and street lighting.

Owning A Park Home - For further information on buying and owning a park home please enquire with the agent

Council Tax & Postcode - This property is within North Yorkshire Council and the tax band is A



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		