

# Park Row



**Henwood Drive, Gateforth Park, Selby, YO8 9UH**

**Offers Over £170,000**



**\*\* EXCLUSIVE PARK \*\* NO UPWARD CHAIN \*\* OFF STREET PARKING \*\*** Gateforth Park, which opened in August 2020, offers stylish and high-spec residential park homes in North Yorkshire, providing affordable living for the over 50s. Set within 45 acres of tranquil countryside, the secure and friendly gated community enjoys a peaceful setting with easy access to both York and Leeds. This particular park home includes a welcoming hallway, a spacious kitchen diner, a comfortable lounge, two bedrooms—one with an en-suite—and a modern family bathroom.











## Property Summary

This well-presented park home, available with no upward chain, offers a spacious and modern living space. The kitchen diner features fully integrated appliances, including a fridge-freezer, dish washer, ceramic hob, electric oven, and washing machine, along with a kitchen island and breakfast bar that create a sociable area for cooking and entertaining. There is also ample space for a formal dining table. Both bedrooms come with fitted wardrobes, and one includes en-suite facilities. Externally, the property boasts, storage shed with power supply, off-street parking for 2 vehicles and a private, enclosed wrap-around garden.

## ACCOMMODATION

### Hall

7'8" x 3'9" (2.34m x 1.16m)

### Lounge

14'10" x 12'7" (4.54m x 3.86m)

### Kitchen Diner

19'2" x 18'11" (5.85m x 5.79m)

### Bedroom One

12'5" x 12'2" (3.80m x 3.73m)

### En-Suite

6'5" x 6'0" (1.97m x 1.85m)

### Bedroom Two

9'6" x 9'2" (2.90m x 2.80)

### Bathroom

6'6" x 6'2" (2.00m x 1.88m)

## EXTERIOR

Off street parking and enclosed wrap around garden.

## 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.

## Gateforth Park Facilities

The site has an age restriction of over 50's (except in the case of joint ownership where one party can be over the age of 45 years).

Park Facilities include:

Village green

3 lakes which includes 1 On-site fishing lake

Extensive open spaces around the park

A purpose build Community Centre with regular activities and a Small shop

Shuttle Bus

Very Friendly community

Age restriction - over 50

Pets - 2 Dogs & 2 cats welcome

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Refer to Mobile Home Act 2013

Ground Rent £ per month

Local Authority: North Yorkshire Council

Tax Banding: A

Residential park homes are neither leasehold or freehold. Under the Mobile Homes Act 2013, the plot which the park home is sited on remains the sole property of the park owner. The park home itself will be yours outright, however, the land is not included in the purchase price, nor is it leased from the park owner under a leasehold agreement. Instead, you will sign a Written Statement under the Mobile Homes Act 2013 and pay monthly ground rent (also known as pitch fee) of £ to locate your home on that plot. 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.

## 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.

## 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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

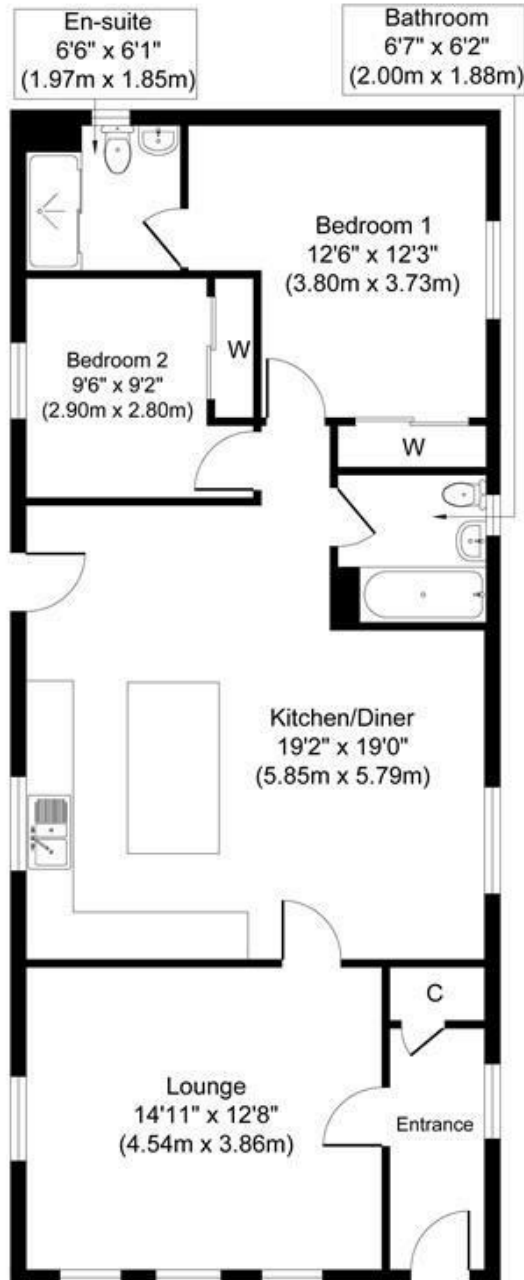
CASTLEFORD - 01977 558480

## 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.





**Approximate Floor Area**  
**922 sq. ft**  
**(85.70 sq. m)**

**T** 0175  
**W** www

14 Finkle S  
selby@pa

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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