



Gateforth Park Phase 2 (including Lakeside)

Selby, YO8 9UG

Prices From £224,950



**** GATEFORTH PARK **** PRICES FROM £249,000 ****

Gateforth park is a brand new development offering residential park homes for sale in North Yorkshire for the over 50's. Enjoy a leisurely lifestyle in stylish, high spec and affordable homes. This peaceful and friendly gated community is surrounded by beautiful countryside, with easy reach to York and Leeds. Phase ONE is SOLD OUT and Phase TWO is underway! Ask for more details.



BRAND NEW PARK HOMES

The 45-acre park is a secure, gated community of 168 residential park homes within open countryside in the Vale of York. It is close to amenities in Thorpe Willoughby village (accessible by foot) and the town of Selby, with easy access to the cities of York and Leeds. If you are looking for a relaxed and flexible lifestyle with a wealth of opportunities to make the most of your spare time, Gateforth Park could be your ideal choice.

PHASE ONE - SOLD OUT!

2023

Homes currently available on PHASE TWO ***prices from £249,000***

Sofia x 2

Sonata x 2 (double patio doors and decking)

Residence

Avanti

Ebor (integrated microwave)

Lakeside plots ***prices from £240,000***

OF NOTE

Homes are available up to 65' x 22' in either 1, 2, 3 or 4 bedroom options in various styles.

Plots are available in Standard, Premium or Superior.

Community Centre up and running.

Shuttle Bus service.

*Some Available Features (dependant on Home)

Exterior CanExel feature cladding with a dormer above entrance

Vaulted ceiling to the lounge, diner & kitchen

Colour co-ordinated sofa, curtains & carpets

Fully fitted kitchen & bedroom furniture with en-suite & walk-in wardrobe to master bedroom

Integrated appliances, four burner gas hob, built-in under oven, dishwasher, fridge/freezer & washing machine

Dining table including four chairs & coffee table

Energy efficient A Rated boiler

Built to British Standard 3632 & protected by a 10 year structural warranty

SITE FEES

Site Fees - approx. £2,700 a year (20% discount to April 2024 applies).

Site Fees include:

The use of your plot

Free use of:

All communal areas

Park Maintenance

Social membership at Selby Golf Course for one year

Landscaping

Street Lighting

Office Administration

Once complete there will be a community centre, Wardens, fishing lake and communal area all within the site fee.

SERVICES

All Utilities are distributed to each home via meters. Water, electric and sewerage are to be billed and paid directly to the park. There will be LPG Gas on site, and this will be supplied and billed direct from Calor Gas.

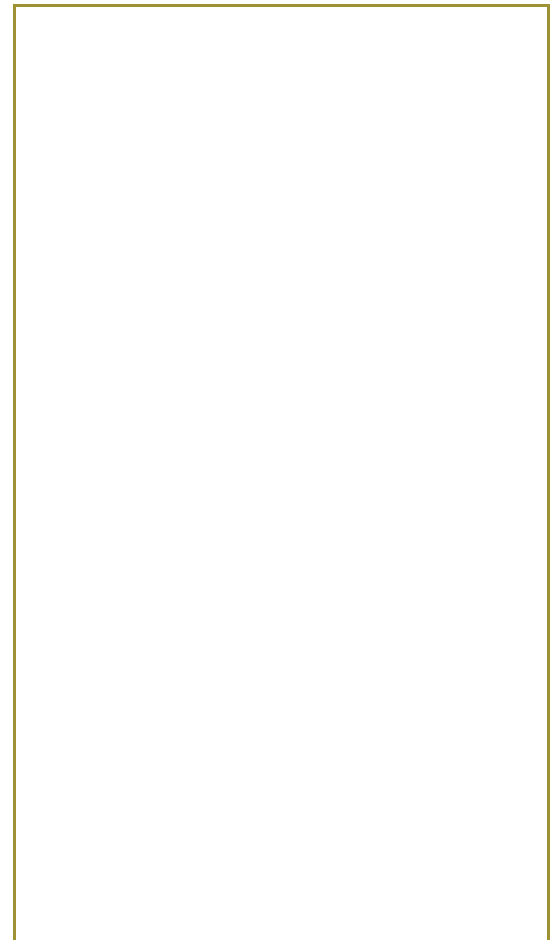
Council Tax - Either Band A or Band B, depending upon the size of the home chosen.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

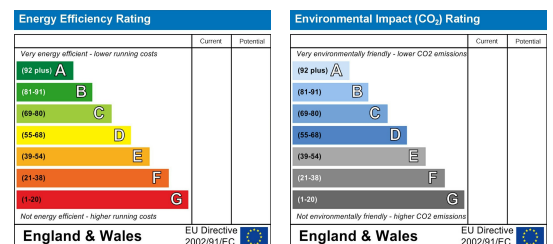
Area Map



Floor Plans



Energy Efficiency Graph



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