



HUNTERS[®]
HERE TO GET *you* THERE

6 St. George Close, Gateforth Park, Selby, YO8 9UG

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Offers Over £170,000

DESCRIPTION

Gateforth Park is an exclusive park offering luxury residential park homes and in a secure gated community which has all the benefits of a traditional home. The park home briefly comprises kitchen with fully fitted with integral appliances, lounge, bedroom one has ensuite and there is one further bedroom along with a main bathroom. The park home benefits from LPG gas central heating system and UPVC double glazing. The exterior of the park home benefits from a private garden wrap around garden with shed, patio area, mature shrubs, allocated parking and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

DIRECTIONS

From Selby take the A1041, at the roundabout take the third exit onto the A63 at the next roundabout take the second exit and stay on the A63. Turn left onto Gateforth New Road. Continue on this road and Gateforth Park can be identified on the right hand side.

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St. George Close, Gateforth Park, Selby, YO8

Approximate Area = 765 sq ft / 71 sq m

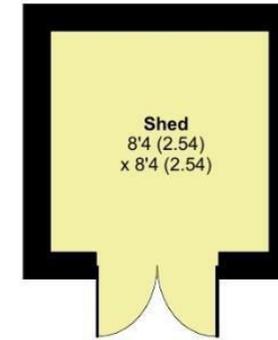
Outbuilding = 69 sq ft / 6.4 sq m

Total = 834 sq ft / 77.4 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 71 SQ M
(765 SQ FT)**



**OUTBUILDING
APPROX FLOOR
AREA 6.4 SQ M
(69 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecon 2025. Produced for Hunters Property Group. REF: 1289767



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

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



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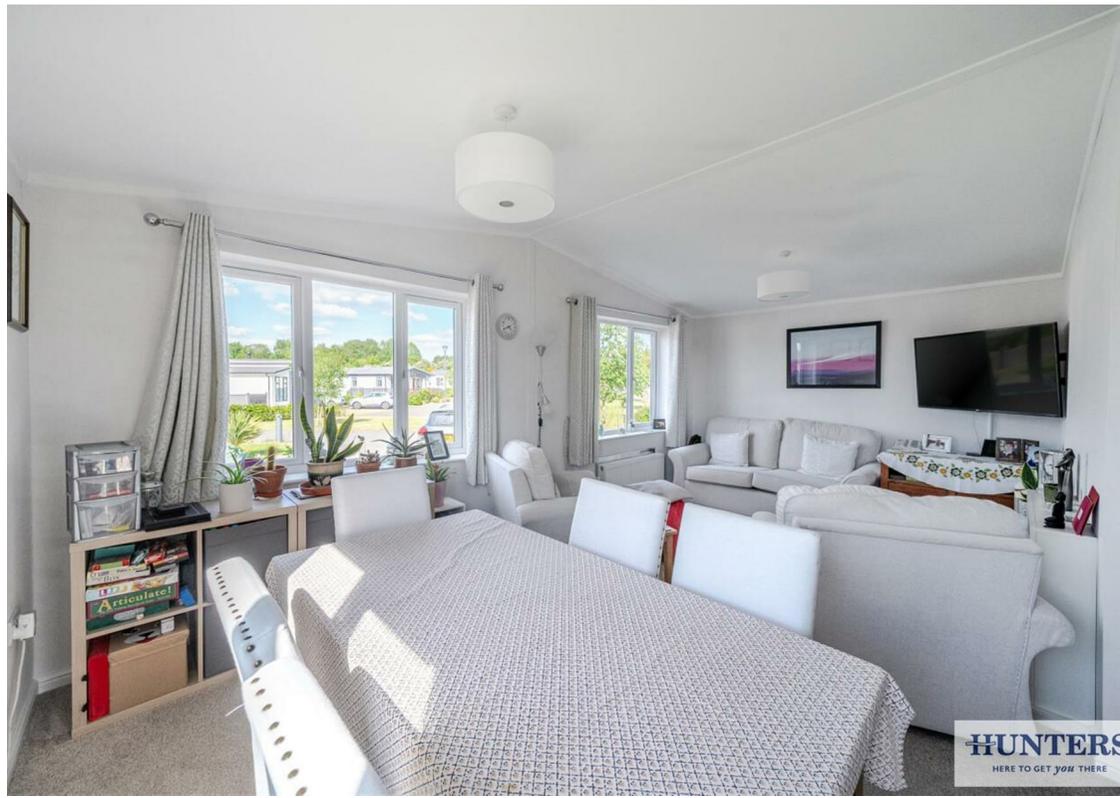
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