



1 Portbello Way

Gateforth Park, Selby, YO8 9UU

Gateforth Park is a New Fully Residential 45 acre park near Selby in the Vale of York. We are pleased to offer for sale this stunning two bedroom, stylish and contemporary 20 ft x 44 ft detached park home. The property benefits from an idyllic countryside setting in a secure gated community, modern throughout, gas central heating, double glazing, parking and on site facilities. Briefly comprises: Entrance hall, lounge, kitchen dining room, utility, inner hallway, bedroom one, en suite shower room, bedroom two, shower room. Externally: To the front and side aspect is an open plan lawned garden with a driveway providing off street parking for two cars. To the rear is a good sized lawned garden on a corner plot.

Asking Price £267,915

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- FULLY RESIDENTIAL GATEFORTH PARK NEAR SELBY
- STYLISH + MODERN THROUGHOUT
- DRIVEWAY PROVIDING PARKING
- BRAND NEW DETACHED 20ft x 44ft PARK HOME
- STUNNING OPEN COUNTRYSIDE SETTING
- GOOD SIZED LAWNED GARDENS
- TWO BEDROOMS + TWO SHOWER ROOMS
- GAS CENTRAL HEATING + DOUBLE GLAZING
- ON SITE FACILITIES

FRONT DOOR

Double glazed front door leading into: 4'0" x 7'6" (1.22m x 2.29m)

ENTRANCE HALL

3'9" x 6'6" (1.14m x 1.98m)

Double glazed window to side aspect, radiator, built in storage cupboard housing boiler

LOUNGE

14'10" x 11'8" (4.52m x 3.56m)

Vaulted ceilings, inset spot lights, floor to ceilings double glazed windows to front aspect, double glazed window to side aspect, feature fire place housing electric fire, tv point, radiators x two.

KITCHEN DINING ROOM

19'0" x 11'0" (5.79m x 3.35m)

Range modern wall and base units with work top over, sink unit housing one and half bowls, drainer and swivel mixer tap, integrated four ring gas hob and oven with extractor hood over, integrated fridge freezer and dishwasher, radiators x two, laminate wood flooring, vaulted ceiling, inset ceiling spot lights, double glazed windows to both sides.

UTILITY

4'0" x 7'6" (1.22m x 2.29m)

Range wall and base units with work top over, integrated washing machine, laminate wood flooring, extractor fan, radiator, double glazed door to side aspect.

INNER HALLWAY

Laminate wood flooring, built in storage cupboard.

BEDROOM ONE

11'11" x 12'2" (3.63m x 3.71m)

Double glazed window to side aspect, built in mirror fronted wardrobe, radiator, laminate wood flooring.

ENSUITE SHOWER ROOM

6'5" x 5'0" (1.96m x 1.52m)

Modern white suite comprising: Low level W.C., vanity unit housing basin and mixer tap, double shower cubicle, chrome wall mounted towel rail, extractor fan, shaver socket, double glazed window to rear aspect.

BEDROOM TWO

9'2" x 9'10" (2.79m x 3.00m)

Built in mirror fronted wardrobes, radiator, loft access, laminate wood flooring, double glazed window to side aspect.

SHOWER ROOM

6'4" x 5'7" (1.93m x 1.70m)

White suite comprising: Low level mixer tap, double shower cubicle with mains shower and chrome rain drop head, chrome wall mounted towel rail, extractor fan, double glazed window to side aspect.

EXTERNALLY

FRONT GARDEN + DRIVEWAY

Open plan lawned garden with driveway to the side aspect providing off street parking for two cars leading to a further lawned garden and large storage shed.

REAR + SIDE GARDEN

Good sized lawned garden on a corner plot with a paved walkway to three sides.

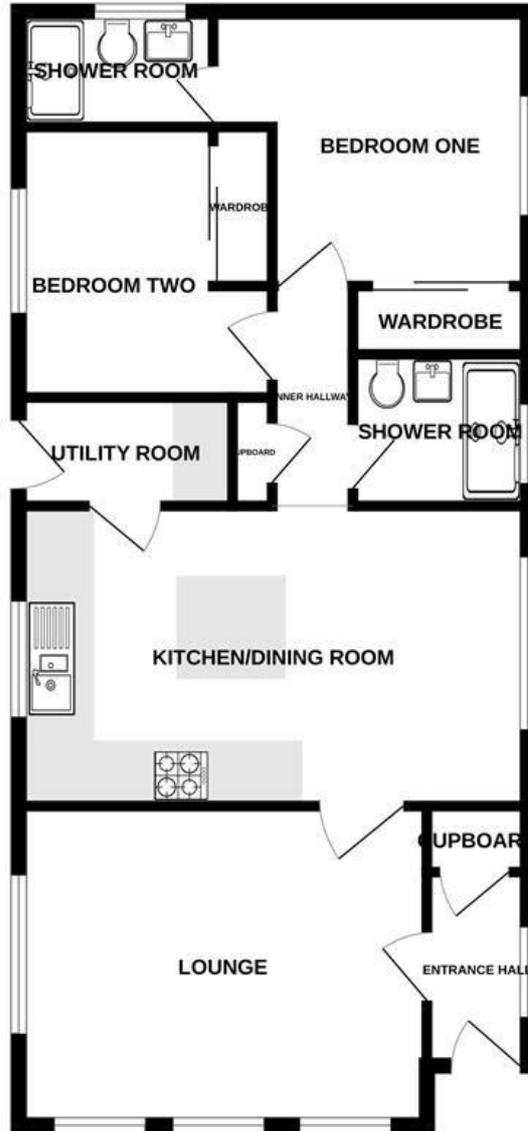
AGENTS NOTES

Monthly Pitch Fee Applies: £270.73 pcm
Gateforth Park Rules Apply
All Utilities Are Metered.



Floor Plan

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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