



## 4 Woodland View

Gateforth Park, Selby, YO8 9UY

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 20ft x 44ft detached park home. The property benefits from an idyllic countryside setting in a secure gated community, gas central heating, double glazing, parking and facilities. Briefly comprises: Entrance hall, lounge, kitchen dining room, inner hallway, master suit with dressing room and ensuite shower room, bedroom two, bathroom. Externally: Open plan lawned gardens and driveway providing off street parking.

**Asking Price £260,210**

## 4 Woodland View

Gateforth Park, Selby, YO8 9UY



- FULLY RESIDENTIAL GATEFORTH PARK NEAR SELBY
- BRAND NEW DETACHED 20ft x 44ft PARK HOME
- TWO BEDROOMS + TWO BATHROOMS
- STYLISH + MODERN THROUGHOUT
- STUNNING OPEN COUNTRYSIDE SETTING
- GAS CENTRAL HEATING + DOUBLE GLAZING
- DRIVEWAY PROVIDING PARKING
- OPEN PLAN LAWNED GARDENS

### ENTRANCE HALL

3'11" x 5'10" (1.19m x 1.78m)

Built in storage cupboard with double doors, inset ceiling spot lights, wall mounted thermostat, Open to:

### KITCHEN DINING ROOM

13'9 x 19'1" (4.19m x 5.82m)

Range modern wall and base units with work top over, sink unit housing one and half bowls, drainer and swivel mixer tap, integrated five ring gas hob with extractor over, integrated double oven, microwave and fridge freezer, integrated dishwasher and washing machine, cupboard housing combi boiler, two x radiators. Double glazed door and windows to two sides, vaulted ceilings with inset spot lights.

### LOUNGE

19' x 11'1" (5.79m x 3.38m)

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.

### INNER HALLWAY

3'1" x 7'4" (0.94m x 2.24m)

Loft access, radiator, double glazed window to side aspect.

### MASTER SUITE

9'2" x 10'7" (2.79m x 3.23m)

Double glazed window to side aspect.

### DRESSING ROOM

6'8" x 4'3" (2.03m x 1.30m)

Built in shelves and hanging rails, radiator.

### ENSUITE SHOWER ROOM

6'6z" x 4'7" (1.98m x 1.40m)

White suite comprising: Low level W.C., vanity unit housing basin and 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.

### BEDROOM TWO

9'9" x 9'2" (2.97m x 2.79m)

Built in mirror fronted wardrobes, radiator, double glazed window to side aspect.

### BATHROOM

6'0" x 5'6" (1.83m x 1.68m)

White suite comprising: Low level W.C., vanity unit housing basin and tap, panelled bath with over head mains shower, 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.

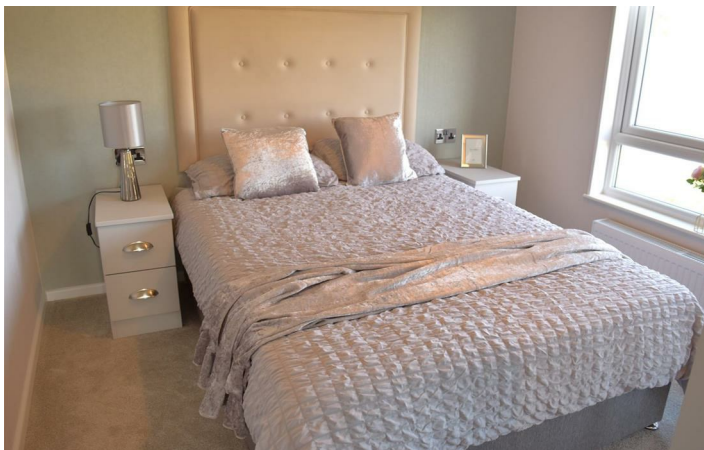
#### REAR GARDEN

Lawned garden to side and rear aspect, large storage shed and paved walkway to three sides.

### AGENTS NOTES

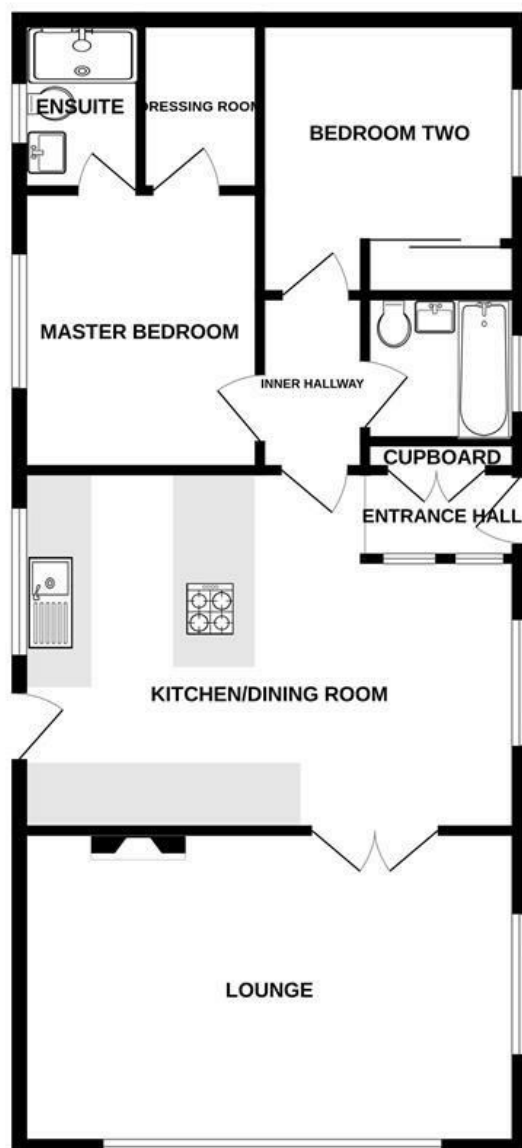
Monthly Pitch Fee Applies: £270.73 pcm  
Gateforth Park Rules Apply  
All Utilities Are Metered.





## Floor Plan

GROUND FLOOR  
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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