Park Rôw

Orange Oak, Gateforth Park, Selby, YO8 9UJ

£200,000

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** GATED COMMUNITY ** VERANDA** Gateforth Park is a residential park, which opened in August 2020, offering over 50s living. The 45-acre park is a secure, gated community of 168 residential park homes within open countryside near Selby. This Park Home briefly comprises: Hallway, Kitchen Diner, Lounge, Inner Hallway, two Bedrooms and a Family Bathroom. Externally, the property benefits from off-street parking, veranda, patio area and lockable storage unit. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND POSITION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.

UTENSILS

PROPERTY OVERVIEW

This charming park home is situated in the idyllic Gateforth Park, a fully residential, pet-friendly gated community designed exclusively for the over 50s (or over 45 in the case of joint ownership). Nestled in the open countryside of Selby, this secure and welcoming site offers a peaceful retreat adjacent to Selby Golf Club. Residents can enjoy the tranquillity of the three lakes, including a fishing lake, and the expansive open spaces that surround the park. The vibrant community spirit is fostered through regular activities at the purpose-built community centre, where a small shop also caters to daily needs. With a village green and a convenient shuttle bus service, Gateforth Park ensures easy access to the nearby amenities in Thorpe Willoughby and Selby, as well as the bustling cities of York and Leeds.

ACCOMMODATION

Hall
6'6" x 3'11" (2.00m x 1.20m)

Kitchen Diner
13'5" x 19'0" (4.10m x 5.80m)

Lounge
19'0" x 13'1" (5.80m x 3.99m)

Inner Hall
7'4" x 3'1" (2.25m x 0.95m)

Shower Room
6'0" x 5'6" (1.85m x 1.69m)

Bedroom One
17'11" x 9'2" (5.47m x 2.80m)

Bedroom Two
10'4" x 9'2" (3.15m x 2.80m)

EXTERIOR

Front
Off street parking with lawn area.

Rear
Grass garden with paved path leading to lockable storage space.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Refer to Mobile Home Act 2013
Local Authority: North Yorkshire Council

Tax Banding: A

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: Metered, billed monthly
Heating: 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 & 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.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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.

OPENING HOUR'S

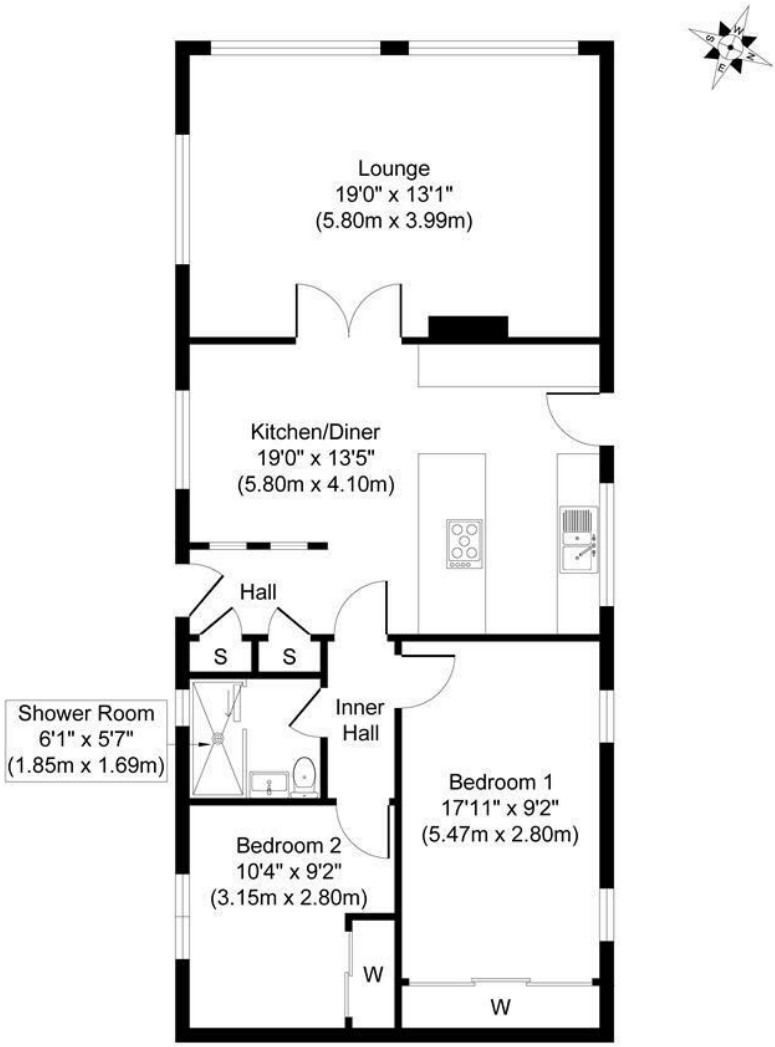
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



Approximate Floor Area
859 sq. ft
(79.80 sq. m)

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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