



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

12 Henwood Drive, Gateforth Park, Selby, YO8 9UH

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# 12 Henwood Drive, Gateforth Park, Selby, YO8 9UH

## Asking Price £150,000

### **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 an entrance hall, kitchen/dining room with fully fitted integral appliances and central island, 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 generous sized landscaped garden with shed 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**

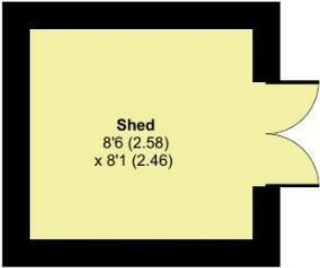
From Selby take the A1041, at the roundabout take the third exit onto the A63 at the next roundabout take the second exit and stay on the A63. Turn left onto Gateforth New Road. Continue on this road and Gateforth Park can be identified on the right hand side.

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Approximate Area = 830 sq ft / 77.1 sq m  
Outbuilding = 66 sq ft / 6.1 sq m  
Total = 896 sq ft / 83.2 sq m  
For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 6.1 SQ M  
(66 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 77.1 SQ M  
(830 SQ FT)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1350361. © nchecon 2025.



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

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