



Nelson Parks Ltd

☎ 0800 048 9940

✉ Sales@nelsonparks.co.uk

🌐 www.nelsonparks.co.uk

Residential Park Homes

For Sale From £174,950

Location: The Vale of York, Sheriff Hutton Road, Strensall, York, YO32 5TL



100% Part
Exchange
Available

Assisted
Move
Available

Bridging
Loans
Available

Please call 0800 048 9940 (opt 1) to arrange an appointment...

The Vale of York is a residential and holiday park which is situated on the outskirts of the beautiful and highly desirable riverside village of Strensall and only 15 minutes from the beautiful historic city centre of York.

We have now introduced our 2021 park home with its striking exterior which gives the park home a clean and modern feel with its Grey can-excel feature cladding which details and frames the impressive box-bay windows. Along with its recessed feature front door which sits under a dormer roof with feature peak. The box-bay windows give the park home a light and airy feeling inside and with its open plan living and soft colour scheme which flows throughout. The main living space is an 'L' shaped lounge & dining area. The bright and spacious fitted kitchen includes integrated washer/dryer & fridge/freezer, and has plenty of cupboard and worktop space making it spacious, practical and functional. The main double bedroom has a walk-in wardrobe providing plenty of hanging space along with a beautiful en-suite with quadrant shower cubical. The second is also a double bedroom and sits conveniently next to the family bathroom. Outside offers a private driveway for parking and a pleasant garden area for you to make your own haven and really make the most of those relaxing summer days. There is also additional visitor park available on secure gated site. So, if you dream of relaxation as a key to your lifestyle then dream no more and make it a firm reality at The Vale of York. The park has a great community with like-minded people who aspire to achieve the same goals as the park is for over 45's, so why look any further.

The Vale of York residents have access to a stunning, fully stocked fishing lake on the adjoining holiday park where you can go and see the natural wildlife within a stone's throw away from your new home.

If the show home is not quite to your liking or you do see a pitch you do prefer, we do also have empty plots available to choose from and can order a home you have been looking at to make your dream a reality.

The Vale of York has plenty of things to do and see surrounding the park, being only 15 minutes from the historic City of York, this idyllic location gives you the peace of village life whilst never too far away from the bustle of town life, giving you the best of both options. There is the great public transport from Strensall into York itself and easy access on to the A64, A1, A19 & A59 to make those days out and exploration of all of Yorkshire all the more enjoyable.

If you do have any question please do not hesitate to get in touch and we do hope you choose to enjoy 'The Vale of York.'



Site Fees:

Pitch Fee:

£185.00 per calendar month

Utilities: (Water, Sewage & Refuse)

£39.94 per calendar month

Gas & Electric

Metered

Re-charged at cost

Monthly Bill

Council Tax:

Band A - Direct to York City Council
(Approx. £1000 - £1250)





Layout 38ft x 20ft



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