



**Nelson Parks Limited**

☎ 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 to arrange an appointment!

The Vale of York is a small and exclusive park hidden on the outskirts of the beautiful and highly desirable riverside village of Strensall.

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 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

The Vale of York has just completed its final phase of development due to high demand in this tranquil location.

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.

An added extra and for peace of mind there is a security gate at the entrance creating a relaxed atmosphere on a secure park site.

The Vale of York residents have access to a stunning, fully stocked fishing lake where you can go and see the natural wildlife within a stone's throw away from your new home. Please bear in mind that Nelson Parks do keep and maintain all parks to an exceptionally high standard.

You can choose from one of our 2 bedroom park homes already situated on site and for sale ready for quick occupation or choose a plot which also allow you to design your own kitchen, bathroom and choose your colour scheme throughout.

The park homes striking exterior has twin peaks, curved bay windows with Georgian bar and a feature front door framed by two half round columns. Inside this stylish park home a beautiful soft colour scheme flows throughout.

The main living space is an 'L' shaped lounge & dining area. The bright and spacious fitted kitchen includes a full array of integrated appliances, and with plenty of cupboard and worktop space it's practical and functional too. The bedrooms have either a walk-in wardrobe providing plenty of hanging space or a beautiful en-suite with Quadrant shower cubical. The second bedroom also provides ample hanging space with fitted wardrobes 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.

We do hope you choose to enjoy 'The Vale of York.'



## Site Fees:

### Pitch Fee:

£185.00 per calendar month

### Utilities: (Water & Sewage)

£38.00 per calendar month

### Gas & Electric

Metered

Re-charged at cost

Monthly Bill

### Council Tax:

Band A - Direct to York City Council  
(Approx. £1000 - £1200)





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