



2 Bedrooms

James Winn Estate Agents are delighted to present for sale this beautifully presented 2-bedroom park home on the new residential community of Hathaway Park. Exclusively for those aged 45 and over, the park offers peaceful, low maintenance, pet-friendly living.

The interior opens into a bright living room featuring laminate flooring, electric fire, and three double glazed windows, flowing seamlessly into an open-plan kitchen and dining area. The fully equipped kitchen features integrated appliances, alongside convenient front and rear door access. Both double bedrooms boast built-in wardrobes and their own private en-suite shower rooms. Outside, the home is surrounded by beautifully landscaped grounds with a paved driveway for two vehicles and a freestanding storage shed.

Asking Price:

Hathaway Park

Northallerton, North Yorkshire, DL7

£260,000

EPC Rating: EPC



Location:

Hathaway Park is situated in the idyllic village of Gatenby, in the heart of the North Yorkshire countryside. The development strikes a balance between rural living and everyday convenience. The nearby market towns of Bedale, Northallerton and Thirsk are just a short drive away, offering a wide array of independent shops, supermarkets, pubs and weekly markets. Excellent transport links are on hand, with access to the nearby A1(M) for commuting and Northallerton Railway Station providing direct East Coast Mainline trains to York, Leeds and London King's Cross.

The Park:

Hathaway Park is an exclusive, newly developed residential park designed for those aged 45 and over. Offering a secure, gated community of 24 high-specification homes, this peaceful development provides a modern and low-maintenance lifestyle. Each property benefits from beautifully landscaped exterior and the development is fully pet-friendly.

Ground rent: £250pcm

Water and drainage: £200 per annum.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Living Room:

The living room benefits from laminate flooring throughout, three double glazed windows, an electric fire and access through to the kitchen.

Kitchen / Dining Room:

With access from front and rear doors, the space benefits from an open-plan kitchen/dining area, with ample kitchen storage units including integrated fridge and freezer, tumble dryer, electric oven with gas hob, and composite sink, with under-cabinet lighting.



Bedroom One:

Accessed through the main hallway, the first bedroom benefits from carpeted flooring, double glazed window, built in wardrobe and drawers unit, and access to en-suite shower room.

En-suite:

Accessed through the bedroom, the first en-suite benefits from corner bar shower with sliding glass screen, WC, hand basin and double glazed window. Finished with vinyl flooring and heated towel rail.



Bedroom Two:

The second bedroom is accessed via the hallway, boasting carpeted flooring, built in wardrobe units, double glazed window and access through to en-suite.

En-suite:

The second en-suite features corner bar shower with tiled walls, and sliding glass screen, WC, hand basin and double glazed window. Finished with heated towel rail and vinyl flooring.

Walk-in Wardrobe:

The walk-in wardrobe benefits from vinyl flooring, built in wardrobe units, double glazed window and radiator.



Exterior:

Externally, the property is approached by brick stairs leading to front door and rear door. A paved driveway for two vehicles sits alongside the home, as well as landscaped surroundings, including a freestanding exterior storage shed.

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Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

MAINTENANCE / SERVICE CHARGE: £250pcm Ground Rent.

WATER METER: N/A - Fixed rate of £200per annum.

PARKING ARRANGEMENTS: Off-street parking for two vehicles

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

Mortgage & Financial Services:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

Viewing - By appointment through James Winn

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract