

## Palace Road Residential Park

Ripon, HG4 1EX

Within easy reach of Ripon City Centre PALACE ROAD PARK offers you an exciting opportunity to purchase an immaculately presented two bedroom Ting Dene detached Park Home approx 32ft x 20ft on this fully residential OVER 45's site. The property benefits from being modern light and spacious throughout, two double bedrooms, conservatory, double glazing, gas central heating, being close to local amenities and within easy commute of the A1 and Ripon bypass. The property comprises: Spacious lounge dining room with feature bay windows, modern kitchen, conservatory, two double bedrooms with fitted wardrobes, modern bathroom. Externally: Low maintenance enclosed paved and gravelled garden and a designated parking space providing off street parking. A LOVELY PROPERTY. NO CHAIN!!!

**Asking Price £155,000**

# Palace Road Residential Park

Ripon, HG4 1EX



- DETACHED TING DENE 32FT X 20FT PARK HOME
- CONSERVATORY
- OFF STREET PARKING
- CLOSE TO RIPON CITY CENTRE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE DINING ROOM
- GAS CENTRAL HEATING + DOUBLE GLAZING
- MODERN KITCHEN + BATHROOM
- ENCLOSED LOW MAINTENANCE GARDEN
- NO CHAIN!!!

## LOUNGE DINING ROOM

16'7" x 13'9" (5.05m x 4.19m)

feature double glazed bay window to front and side aspect, two x double radiators, feature fire place housing electric fire, ceiling coving, tv point.

## CONSERVATORY

6'6" x 9'4" (1.98m x 2.84m)

Double glazed entrance door to side aspect, double glazed windows to three sides, double radiator, vaulted ceiling with ceiling fan.

## KITCHEN

9'5" x 10'3" (2.87m x 3.12m)

Range modern wall and base units with work surface over, sink unit housing bowl and drainer with swivel mixer tap, under counter space and plumbing for washing machine, under counter space for fridge and freezer, free standing electric cooker with a gas hob, extractor fan, ceiling coving. Double glazed door and window to side aspect.

## INNER HALL

3'1" x 10'2" (0.94m x 3.10m)

Cupboard housing wall mounted boiler, ceiling coving.

## BEDROOM ONE

9'6" x 10'0" (2.90m x 3.05m)

Double glazed window to side aspect, ceiling coving, range of built in wardrobe and drawer unit, radiator.

## BEDROOM TWO

9'5" x 8'11" into wardrobe (2.87m x 2.72m into wardrobe)

Double glazed window to side aspect, ceiling coving, range of built in wardrobe, radiator.

## BATHROOM

6'5" x 5'5" (1.96m x 1.65m)

Modern white suite comprising; panelled bath with over head electric shower, low level W.C. with hidden cistern, vanity unit housing basin and mixer tap, extractor fan, chrome wall mounted towel rail, airing cupboard housing hot water tank, tiled walls, ceiling coving, double glazed window to side aspect.

## EXTERNALLY

### PAVED GARDEN AREA

Property is on a good sized plot with paved areas to two sides and one side having a low maintenance gravelled area suitable for plant pots. To the rear is a storage shed with light and power, green house, outside water tap, wall and fenced perimeters.

### OFF STREET PARKING

Designated parking space to the front of the property.

### AGENTS NOTES

Park Rules Apply On Park

Pitch Fees Apply: £204.97 Per Calendar Month

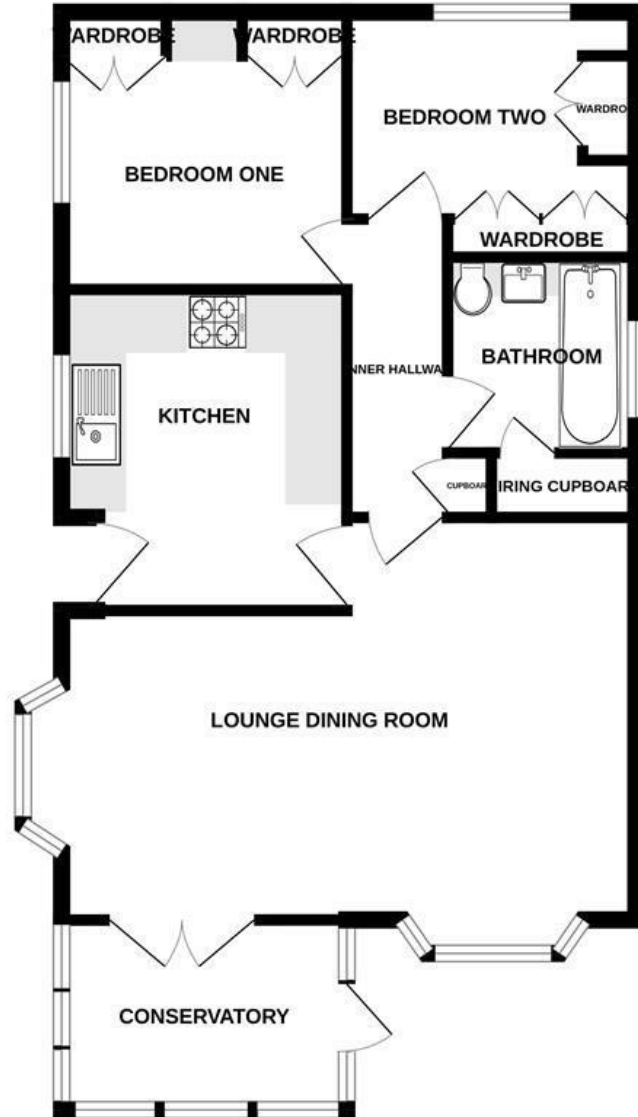
Bottled Gas, Metered Electric, and Water

Property Approx 19 years old



## Floor Plan

GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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