



**Sherringtons**  
Sales & Lettings



## Quarry Moor Park Harrogate Road Ripon, HG4 3AQ

A well presented detached Omar 12ft x 40ft two bedroom park home on this well maintained and ideally located Quarry Moor Park. This over 50's park is adjacent to open countryside yet close to Ripon city centre and offers easy access to public transport links. The property benefits from being modern and light throughout, spacious lounge and kitchen, double glazing, gas central heating and off street parking. The property comprises: Entrance porch leading into hallway, kitchen dining room, lounge, double bedroom, single bedroom, shower room. Externally: Low maintenance gravelled and patio garden with storage shed, hedge and fenced perimeters, driveway providing off street parking. NO CHAIN!!!

**Asking Price £80,000**

# Quarry Moor Park Harrogate Road

## Ripon, HG4 3AQ



- DETACHED OMAR 40ft x 12ft PARK HOME
- KITCHEN DINING ROOM
- DRIVEWAY PROVIDING OFF STREET PARKING
- AGE + PET RESTRICTIONS APPLY ON PARK
- TWO BEDROOMS
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING + DOUBLE GLAZING
- MODERN + LIGHT THROUGHOUT
- GRAVELLED + PATIO GARDENS
- ON WELL REGARDED QUARRY MOOR PARK

### ENTRANCE PORCH

6'1" x 2'11" (1.85m x 0.89m)

Double glazed door leading into porch with double glazed window to the side aspect, laminate wood flooring.

machine, laminate wood flooring, inset ceiling spot lights, radiator, storage cupboard housing central heating boiler, double glazed window to both sides.

### DRIVEWAY + PATIO AREA

To the side of the property is a driveway providing off street parking leading to patio seating area, metal storage shed and fence perimeter.

### ENTRANCE HALL

4'8" x 6'1" (1.42m x 1.85m)

Double glazed door leading into hall, ceiling coving, radiator. laminate wood floor, storage cupboard.

### BEDROOM ONE

7'9" x 11'9" (2.36m x 3.58m)

Double glazed window to side aspect, rear and side aspect.

### LOW MAINTENANCE GARDEN

Low maintenance gravelled areas to

### LOUNGE

11'9" x 11'5" (3.58m x 3.48m)

Feature double glazed bay window to front aspect, double glazed window and door to side aspects, radiator, ceiling coving, wall mounted electric fire, inset ceiling spot lights, tv point.

### BEDROOM TWO

5'0" x 7'10" (1.52m x 2.39m)

Double glazed window to side aspect, built in wardrobe, radiator.

### AGENTS NOTES

Council Tax Band A.

Pitch fee Applies £193.16 per calendar month.

Property Sited 1975  
Park Rules Apply.

Age Restriction Applies of over 50's on park.

Pets Restricted on Park

### KITCHEN DINING ROOM

12'8" x 11'8" (3.86m x 3.56m)

Range modern wall and base units with work top over, integrated 4 ring gas hob and oven with extractor hood over, integrated fridge freezer, sink unit housing bowl and drainer with swivel mixer tap, undercounter space and plumbing for washing

### SHOWER ROOM

6'5" x 5'6" (1.96m x 1.68m)

Shower cubicle with Mira electric shower, pedestal hand wash basin with tap, low level W.C., radiator, inset ceiling spot lights, double glazed window to rear aspect.

### DIRECTIONS

Leave Ripon on the Harrogate road. Pass over the McDonalds roundabout and after 200 yards turn right onto Quarry Moor Park where the property can be identified by our

### EXTERNALLY

### FRONT GARDEN

Low maintenance gravelled area with SHERRINGTONS FOR SALE board. hedge frontage.



## Floor Plan

GROUND FLOOR  
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 481 sq.ft. (44.6 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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