



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

A modern and well maintained detached 45ft x 14ft Prestige two bedroom park home located on the popular 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 accommodation benefits from being modern throughout, spacious bathroom, double glazing, gas central heating. Comprises: Lounge, Kitchen dining room, bathroom, Master bedroom with fantastic walk in wardrobe and bedroom two with a built in wardrobe. Externally: The property offers attractive low maintenance gardens with border of shrubs and trees, a patio area, large garden shed ideal for storage and a blocked paved driveway with private off street parking for two vehicles. NO CHAIN !!!

Asking Price £99,950

5 Quarry Moor Park

Harrogate Road, Ripon, HG4 3AQ



- DETACHED 45ft X 14ft PARK HOME
- MASTER BEDROOM + WALK IN WARDROBE
- DRIVEWAY PROVIDING OFF STREET PARKING
- ON QUARRY MOOR PARK
- MODERN THROUGHOUT
- GAS CENTRAL HEATING + DOUBLE GLAZED
- TWO BEDROOMS
- ATTRACTIVE LOW MAINTENANCE GARDENS
- NO CHAIN!!!

ENTRANCE

Double glazed door leading into:

HALLWAY

Radiator, storage cupboard, wooden flooring, ceiling coving doors leading to:

KITCHEN DINING ROOM

13'4" x 8'2" (4.06m x 2.49m)

Double glazed windows to both sides, vaulted ceiling, range of wall and base units with work top over, single bowl stainless steel sink with drainer and mixer tap, integrated electric oven, integrated four ring gas hob with extractor over, built in fridge freezer, space and plumbing for washing machine, cupboard housing boiler, radiator, wooden flooring.

LOUNGE

13'4" x 10'11" (4.06m x 3.33m)

Feature double glazed bay windows to front and side aspects and double glazed door to side aspect,. Vaulted ceiling, feature fire place with inset electric fire, tv and phone point, radiator, aspect. inset ceiling lights

BEDROOM ONE

9'6" x 8'5" (2.90m x 2.57m)

Feature bay window to side aspect, ceiling coving, tv point, radiator, door leading to:

WALK IN WARDROBE

9'6" x 4'11" (2.90m x 1.50m)

Hanging rail, shelf storage, dressing table and draw units, ceiling coving.

BEDROOM TWO

10'3" x 4'7" (3.12m x 1.40m)

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

BATHROOM

10'3" x 5'7" (3.12m x 1.70m)

Spacious bathroom with white four piece suite comprising: Low level W.C, wash hand basin with taps set in vanity unit, panelled bath and taps, corner shower cubicle with over head mains shower, extractor fan, radiator, ceiling coving, double glazed window to side aspect.

LOW MAINTENANCE GARDEN

Low maintenance garden with gravelled and patio seating area to two sides, storage shed and fence perimeter.

DRIVEWAY

Blocked paved driveway to the side aspect providing off street parking.

AGENTS NOTES

Council Tax Band A.

Age Restriction Applies of Over 50's on Quarry Moor Park

Pitch Fees Applies £219.03 Per Calendar Month Includes Water Property approx 15 years of age.

DIRECTIONS

Leave Ripon on the Harrogate Road, go straight over at the Mcdonalds roundabout and after 200 yards turn right onto Quarry Moor Park.. The property can be identified by Sherringtons For Sale Board.

EXTERNALLY



Directions

<https://www.sherringtonsestateagents.co.uk/>



Floor Plan



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		