



**Sherringtons**  
Sales & Lettings



## 20 Grosvenor Park Boroughbridge Road, Ripon, HG4 1UF

A superbly presented two double bedroom Detached 20ft x 28ft Omar Park Home set on the popular and fully residential Grosvenor Park. The property benefits from being modern, light and spacious, gas central heating, double glazing, off street parking and low maintenance garden. Briefly comprises: Front door leading into lounge open to dining room, kitchen, inner hallway, master bedroom with built in wardrobes, further double bedroom and bathroom. Externally: Low maintenance gravelled garden to front and side aspects with mature shrubs and enclosed patio seating area, blocked paved driveway to the side aspect providing off street parking for two cars.

**Asking Price £120,000**

# 20 Grosvenor Park

## Boroughbridge Road, Ripon, HG4 1UF



- DETACHED 20FT X 28FT OMAR PARK HOME
- KITCHEN + DINING ROOM + LOUNGE
- ENCLOSED PATIO SEATING AREA
- ON FULLY RESIDENTIAL GROSVENOR PARK
- TWO BEDROOMS with built in wardrobes
- DRIVEWAY PROVIDING OFF STREET PARKING
- CLOSE TO CANAL SIDE WALKS
- MODERN, LIGHT + SPACIOUS THROUGHOUT
- LOW MAINTENANCE GRAVELLED GARDEN
- EASY ACCESS TO RIPON BYPASS

### FRONT DOOR

Double glazed front door leading into: 8'3" x 3'2" (2.51m x 0.97m)

### LOUNGE

11'1" x 14'7" (3.38m x 4.45m)

Double glazed window to front and side aspects, double radiator, ceiling coving, laminate wood flooring. Open Double glazed window to side and to:

### DINING ROOM

7'11" x 6'9" (2.41m x 2.06m)

Double glazed window to front aspect, radiator, ceiling coving, laminate wood flooring.

### KITCHEN

10'4" x 9'3" (3.15m x 2.82m)

Range of wall and base units with roll top work surface over, sink unit and swivel mixer tap, integrated four ring electric hob and oven with extractor hood over, cupboard housing boiler, space for upright fridge freezer, space and plumbing for washing machine, double radiator, ceiling coving, double glazed window and door to side aspect.

### INNER HALL

Storage cupboard, ceiling coving, laminate wood flooring.

### BEDROOM ONE

10'1" x 9'5" (3.07m x 2.87m) Double glazed window to side and rear aspects, radiator, ceiling coving, built in wardrobes.

### BEDROOM TWO

9'5" x 6'11" (2.87m x 2.11m) Double glazed window to rear aspect, radiator, ceiling coving, built in wardrobes.

### BATHROOM

5'6" x 6'3" (1.68m x 1.91m) White suite comprising: Panelled housing stainless steel bowl, drainer bath with shower attachment, low level W.C., pedestal hand wash basin and taps, extractor fan, double glazed window to side aspects, double radiator.

### EXTERNALLY

Blocked paved driveway providing off street parking for two cars.

### GARDEN

Low maintenance gravelled garden with mature planted borders to front and side aspects, enclosed patio seating area, storage shed.

### AGENTS NOTES

FULLY RESIDENTIAL OMAR PARK HOME

Pitch Fees Approx £177.00 Per Calendar Month

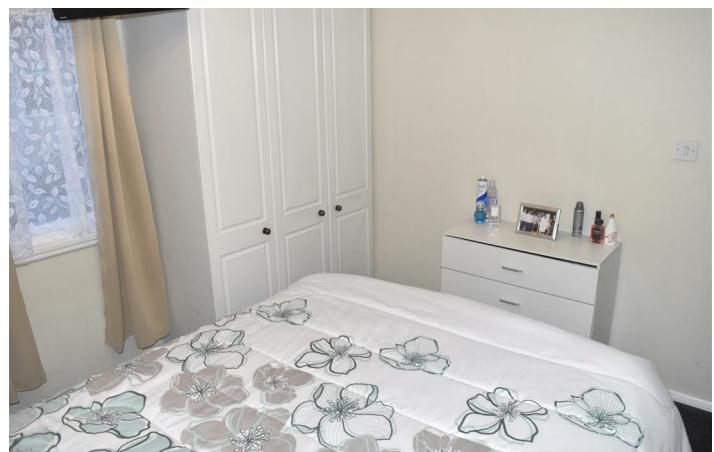
Bottled Gas. Metered Electric  
Council Tax Band A

Age Restriction Applies of Over 50's on Grosvenor Park

Pet Restriction Applies on Grosvenor Park

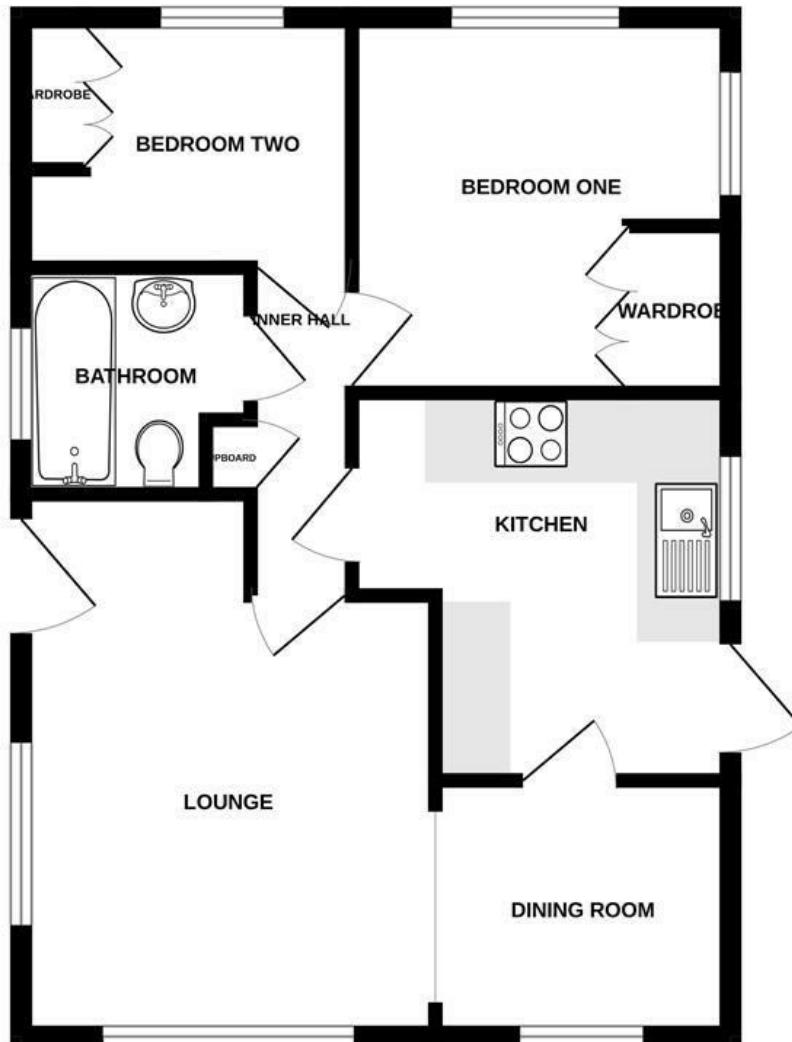
### DIRECTIONS

From the Market Place turn towards the Cathedral then immediately right into Duck Hill. At the junction turn left. Take the 2nd exit at the roundabout and continue onto the Boroughbridge Road, Continue to the roundabout. Take the 2nd exit towards the Race Course. Take the 1st turn on the left into Skelldale Close and Grosvenor Park will be seen immediately ahead.



## Floor Plan

GROUND FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 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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