

14 New Park, Harrogate Road

Ripon, HG4 3AT

NEW PRICE!!! A Fully Residential light, spacious and modern two bedroom detached 20ft x 38ft Prestige Sonata park home is located on the Southern edge of Ripon within the quiet and peaceful setting of New Park on the well maintained and ideally located Quarry Moor Park site. This over 50's site is close to open countryside yet within easy reach of Ripon and offers easy access to public transport links. The property benefits from being four years old, parking for two cars, gas central heating, double glazing, patio garden to three sides. The accommodation comprising: Front door, lounge dining room, kitchen, master bedroom with dressing room and ensuite cloaks, further bedroom with built in wardrobes, modern shower room. Externally: Driveway to the side aspect providing off street parking and low maintenance enclosed patio gardens with fenced perimeter and woodland views. **MUST BE VIEWED.**

Asking Price £175,000

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- DETACHED 20ft X 38ft TWO BEDROOM PARK HOME
- MASTER BEDROOM + DRESSING ROOM + ENSUITE
- ENCLOSED PATIO GARDENS WITH WOODLAND VIEWS
- FOUR YEAR OLD FULLY RESIDENTIAL HOME ON NEW PARK
- FURTHER DOUBLE BEDROOM WITH FITTED WARDROBES
- DRIVEWAY PROVIDING OFF STREET PARKING
- MODERN KITCHEN + MODERN SHOWER ROOM
- SPACIOUS LOUNGE DINING ROOM
- NEW PRICE!!!

FRONT DOOR

Double glazed front door leading into: boiler, double glazed door and window to side aspect.

ENTRANCE HALL

Double radiator, ceiling coving, storage cupboard with double doors, loft access, wall mounted heating controls.

LOUNGE

19' x 10'1" (5.79m x 3.07m)

Double glazed bay windows x three to front and side aspects, feature fire place housing electric fire, double radiators x two, ceiling coving, tv point. Open to:

DINING AREA

9'6" x 6'8" (2.90m x 2.03m)

Ceiling coving.

KITCHEN

9'2" x 11'2" (2.79m x 3.40m)

Range of modern wall and base units with roll top work surface over, sink unit housing stainless steel sink and drainer with swivel mixer tap, integrated four ring electric hob and oven with extractor hood over, integrated fridge freezer, washing machine and tumble dryer, double radiator, ceiling coving, built in storage cupboard housing central heating

boiler, double glazed door and window EXTERNALLY

SHOWER ROOM

Modern white suite comprising: Double area, shower cubicle housing mains shower, vanity unit housing basin and mixer tap, low level W.C., double radiator, extractor fan, ceiling coving, double glazed window to side aspect.

MASTER BEDROOM

9'7" x 9'1" (2.92m x 2.77m)

Double glazed window to side aspect, ceiling coving, radiator.

DRESSING AREA

4'6" x 5'1" (1.37m x 1.55m)

Hanging rail with shelving above and to the side, ceiling coving.

ENSUITE CLOAKS

4'3" x 5'1" (1.30m x 1.55m)

White suite comprising: Low level W.C., vanity unit housing basin and mixer tap, extractor fan, radiator, ceiling coving, double glazed window to rear aspect.

BEDROOM TWO

9'9" x 9'2" (2.97m x 2.79m)

Double glazed bay window to side aspect, range of built in wardrobes, ceiling coving.

FRONT GARDEN

Low maintenance gravelled and patio

REAR PATIO GARDEN

Enclosed patio area with fenced perimeter and woodland views.

DRIVEWAY

Tarmacked driveway to the side aspect providing off street parking for two cars.

AGENTS NOTES

Prestige Sonanta 20ft x 38ft Park Home

Pitch Fees Applies £234.62 PCM

Age Restriction Applies of Over 50's on Park

Pet Restrictions Applies on Park
Property Approx 4 Years Old with
Remaining 6 year Warranty
Council Tax Band A.

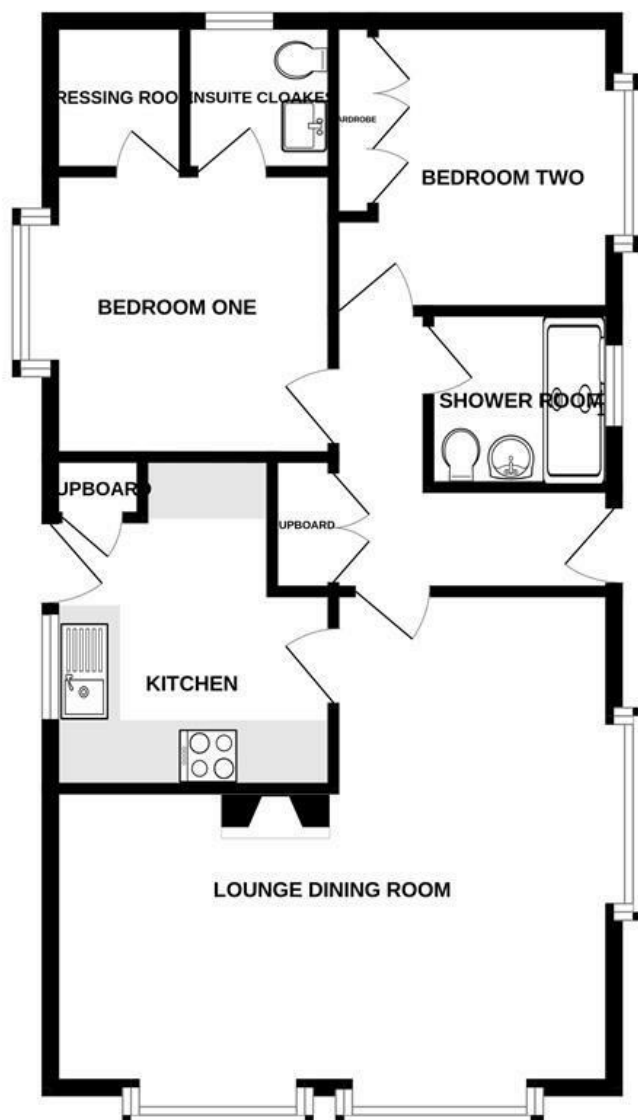
DIRECTIONS

Leave Ripon on the Harrogate Road, go straight over at the Mcdonalds roundabout and after 200 yards turn right onto Quarry Moor Park, keep to the right hand side which leads to New Park and the property can be identified by SHERRINGTONS FOR SALE board.



Floor Plan

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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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