



**Sherringtons**  
Sales & Lettings



## 2 Langthorpe Park Boroughbridge, YO51 9BF

A fantastic opportunity to purchase an immaculately presented detached two bedroom 36ft x12ft Park Home on this well maintained and fully residential site consisting of only 12 homes in total and within walking distance of Boroughbridge with a bus stop to Ripon only 2 minute's walk away. The property benefits from being modern, light and spacious throughout, two bedrooms, gas central heating, double glazing, off street parking and briefly comprises: entrance porch, front door leading into hallway, lounge with patio doors leading out to raised seating area, kitchen dining room, bedroom one with fitted wardrobes, bedroom two/utility with fitted wardrobes and utility area, modern bathroom. Externally: Low maintenance patio and gravelled garden to all sides of the property with a storage shed and two off street parking spaces. CHAIN FREE !!!

**Asking Price £80,000**

# 2 Langthorpe Park

Boroughbridge, YO51 9BF



- DETACHED 12FT X 36FT PARK HOME
- MODERN KITCHEN DINING ROOM
- LOW MAINTENANCE PATIO + GRAVELLED GARDEN
- IMMACULATEDLY PRESENTED THROUGHOUT
- LOUNGE LEADING OUT TO RAISED SEATING AREA
- OFF STREET PARKING SPACES
- ON FULLY RESIDENTIAL LANGTHORPE PARK
- SPACIOUS, LIGHT + MODERN THROUGHOUT
- CHAIN FREE !!!

## ENTRANCE DOOR

Double glazed front door leading into: over, space for upright fridge freezer,

**ENTRANCE PORCH**  
6'0" x 3'8" (1.83m x 1.12m)  
Double glazed window to side aspect.

## ENTRANCE HALL

10'8" x 2'9" (3.25m x 0.84m)  
Laminate wood flooring, storage cupboards, wall mounted heating controls.

## LOUNGE

9'5" x 11'6" (2.87m x 3.51m)  
Double glazed bay window to front aspect, radiator, wall mounted electric fire, double glazed patio doors leading to raised seating area.  
Open to:

## KITCHEN DINING ROOM

7'4" x 11'6" (2.24m x 3.51m)  
Range modern wall and base units with work surface over, sink unit housing stainless steel bowl and drainer with taps, integrated four ring

gas hob and oven with extractor hood **EXTERNALLY**

**SEATING AREA**  
Enclosed raised seating area with glass panels.

## BEDROOM ONE

8'3" x 11'6" (2.51m x 3.51m )  
Double glazed window to front aspect, radiator, built in wardrobes, door to bathroom.

## BATHROOM

4'11" x 8'5" (1.50m x 2.57m)  
Modern white suite comprising, panelled bath with overhead mains shower, pedestal hand wash basin and taps, low level W.C., radiator, extractor fan, double glazed window rear aspect.

## UTILITY/BEDROOM TWO

5'6" x 8'6" (1.68m x 2.59m)  
Mirror fronted wardrobes, radiator, undercounter space and plumbing for washing machine, undercounter space for tumble dryer, double glazed door to side aspect

## GARDEN

Enclosed low maintenance patio and gravelled garden with storage shed, outside water tap and fenced perimeter.

## PARKING

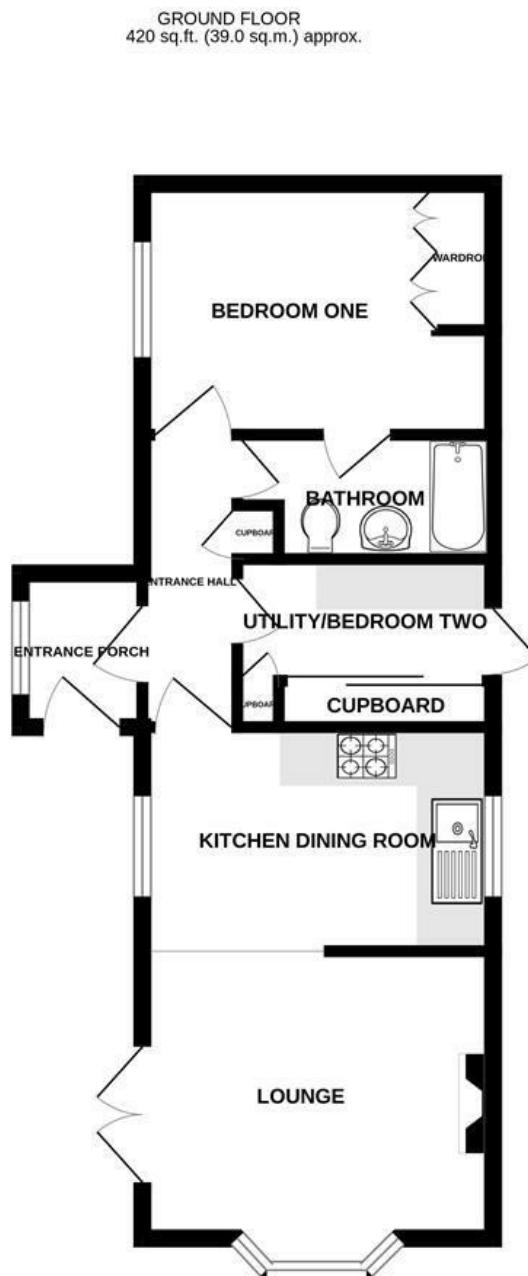
Gravelled areas to the side aspects providing two off street parking spaces.

## AGENTS NOTES

Council Tax Band A.  
Pitch Fee Applies: Approx £22 per week paid quarterly.  
Pets are allowed (up to two dogs)  
Property Sited 2005  
Age Restriction Applies of Over 50s on the park.



## Floor Plan



TOTAL FLOOR AREA: 420 sq.ft. (39.0 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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