



**Sherringtons**  
Sales & Lettings



## 16C New Park

Harrogate Road, Ripon, HG4 3AT

New Park offers you an opportunity to acquire a two bedroom Detached Park Home approx 20ft x 22ft on the beautifully maintained and ideally located Quarry Moor Park site. Close to open countryside yet within easy reach of Ripon. The property benefits from modern kitchen and shower, double glazing, gas central heating and off street parking. Accommodation comprising: Lounge, kitchen, inner hallway, bedroom one with built in wardrobes, bedroom two/study, modern shower room. Externally: Patio seating area and garden with mature trees, shrubs and hedges, driveway providing off street parking. NO CHAIN!!!

**Asking Price £100,000**

# 16C New Park

Harrogate Road, Ripon, HG4 3AT



- DETACHED 20FT X 22FT PARK HOME
- MODERN KITCHEN
- MATURE GARDEN + PATIO SEATING AREA
- PRICED TO SELL!!!
- TWO BEDROOMS
- MODERN SHOWER ROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- ON WELL REGARDED NEW PARK
- DRIVEWAY PROVIDING OFF STREET PARKING
- NO CHAIN!!!

## FRONT DOOR

Double glazed front door leading into:

## LOUNGE DINING ROOM

19'8" x 10'6" (5.99m x 3.20m)

Double glazed door and feature bay window to front aspect, double glazed window to side aspect, feature fire place with tiled inset and hearth housing gas fire and central heating back boiler, radiator x two, tv and phone point, ceiling coving.

## KITCHEN

7'10" x 9'7" (2.39m x 2.92m)

Range of modern wall and base units with work surface over, sink unit housing stainless steel basin, drainer and taps, space for cooker, under counter space and plumbing for washing machine, undercounter space for fridge, radiator, ceiling coving, double glazed door and window to side aspect.

## BEDROOM ONE

8'11" x 9'8" (2.72m x 2.95m)

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

## BEDROOM TWO/STUDY

9'7" x 5'9" (2.92m x 1.75m)

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

## SHOWER ROOM

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

Modern white suite comprising: Double shower cubicle with Mira Zest electric shower over, low level W.C., pedestal hand wash basin and taps, radiator, ceiling coving, storage cupboard, double glazed window to side aspect.

## EXTERNALLY

## GARDEN

To the right hand side of the property is a patio garden seating area with a pathway leading to the rear garden with mature hedges. To the left hand side is a further garden area with mature trees, planted borders, hedges and shrubs and an extending private pathway.

## PARKING

Driveway providing off street parking.

## AGENTS NOTES

Council Tax Band A.

Pitch fee Applies £193.16 per calendar month includes water. Property is approx. 28 years old. Park Rules Apply.

Age Restriction Applies of over 50's on park.

Pets Restricted on Park

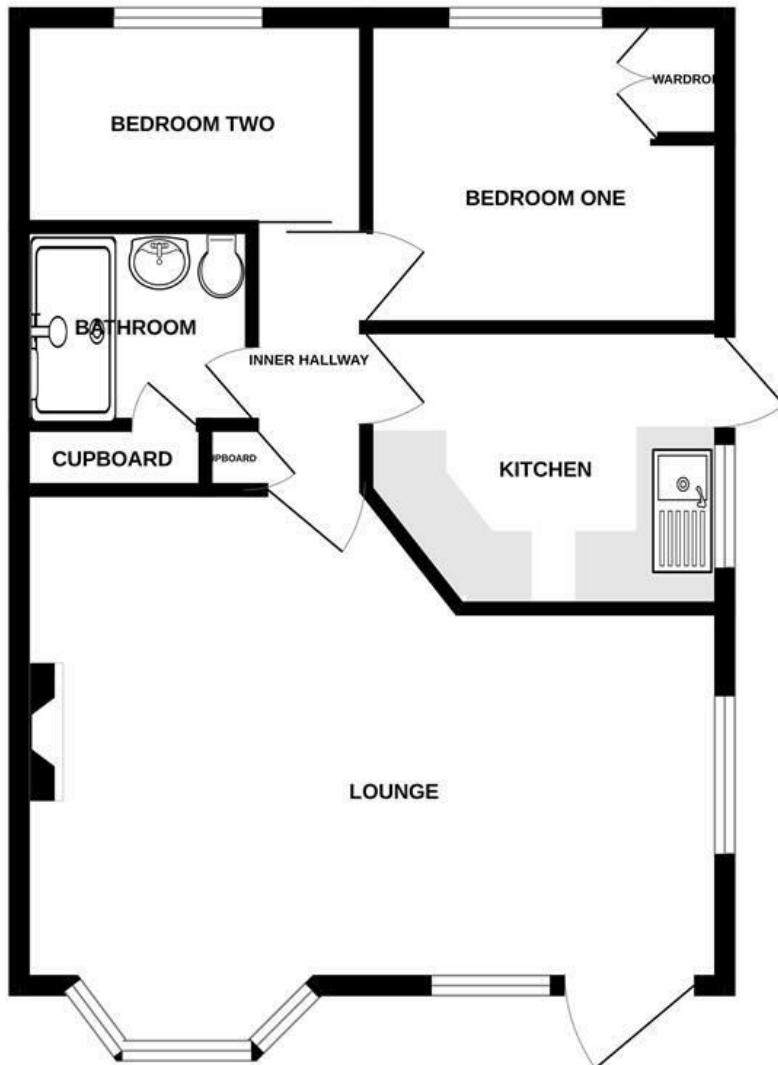
## DIRECTIONS

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  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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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