



48 Grosvenor Park

Boroughbridge Road, Ripon, HG4 1UF

A well presented two bedroom Omar 36ft x 20ft Detached Park Home On Grosvenor Park is set in this popular residential area. The property benefits from two double bedrooms, gas central heating, double glazing, detached garage and driveway providing parking and a low maintenance patio garden. Briefly comprises: Front door leading into kitchen, dining room open to lounge, inner hallway, two double bedrooms both with built in wardrobes and modern shower room. Externally: Mature flower beds to the front aspect, low maintenance enclosed patio garden with raised borders to the rear aspect, detached single garage and driveway providing off street parking. A lovely home and must be viewed.

Asking Price £135,000

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- DETACHED OMAR 36FT X 20FT PARK HOME
- MODERN KITCHEN + SHOWER ROOM
- DETACHED GARAGE + DRIVEWAY
- PRICED TO SELL!!!
- TWO DOUBLE BEDROOMS
- DINING ROOM + LOUNGE
- CLOSE TO COMMUTER LINKS
- ON THE FULLY RESIDENTIAL GROSVENOR PARK
- ENCLOSED PATIO GARDEN
- CLOSE TO CANAL SIDE WALKS

FRONT DOOR

Double glazed front door leading into:

KITCHEN

9'4" x 12'10" (2.84m x 3.91m)

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

DINING ROOM

9'8" x 7'11" (2.95m x 2.41m)

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

LOUNGE

10'10" x 19'3" (3.30m x 5.87m)

Double glazed stable door and window to side aspect, feature double glazed bay windows x two to front aspect, ceiling coving, radiators x two, tv point.

BEDROOM ONE

9'4" x 11'4" (2.84m x 3.45m)

Double glazed windows to side and rear aspects, ceiling coving, radiator, built in wardrobes.

BEDROOM TWO

8'5" x 9'4" (2.57m x 2.84m)

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

INNER HALLWAY

7'9" x 3'2" (2.36m x 0.97m)

Storage cupboard, ceiling coving.

SHOWER ROOM

5'5" x 6'2" (1.65m x 1.88m)

Modern white suite comprising: Walk in double shower cubicle with mains chrome shower, low level W.C., vanity unit housing basin and mixer tap, wall mounted chrome heated towel rail, extractor fan, ceiling coving, double glazed window to side aspect.

EXTERNALLY

FRONT GARDEN

Mature flower beds and patio to one side and further mature borders with a paved walkway to the other side leading to:

DRIVEWAY + GARAGE

Gravelled driveway to the side of the property providing off street parking, leading to detached single garage with side door.

REAR ENCLOSED PATIO GARDEN

Enclosed patio area with a fenced perimeter, raised flower borders, greenhouse.

AGENTS NOTES

Bottled Gas. Metered Electric. Pitch Fees Applies £175.13 Per Calendar Month Includes Water 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
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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