



25 Ashdown Park

Minskip Road, Boroughbridge, YO51 9HY

Ashdown Park is a Fully Residential park near Boroughbridge. We are pleased to offer for sale this bespoke two bedroom spacious 20ft x 50ft detached park home. The property benefits from a countryside setting in a secure gated community, gas central heating, double glazing, off street parking. Briefly comprises: Entrance door, lounge leading out to raised decked seating area, large kitchen with integrated appliances open to dining room, inner hallway, cloakes/W.C., large master bedroom with juliet balcony and built in wardrobes, bedroom two/study with built in wardrobe, desk and draw unit, spacious modern bathroom with bath and walk in double shower. Externally: Raised deck seating area, patio and lawned gardens to three sides, driveway providing off street parking for two cars side by side. A LOVELY PROPERTY.

Asking Price £197,500

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- DETACHED TWO BEDROOM 50ft x 20ft PARK HOME
- LARGE MASTER BEDROOM 13'3"ft x 19'2"ft
- PATIO + LAWNED GARDENS TO THREE SIDES
- PARK RULES + RESTRICTIONS APPLY ON PARK
- ON ASHDOWN PARK, B/B. FULLY RESIDENTIAL HOME
- RAISED DECKED SEATING AREA
- MODERN SPACIOUS BATHROOM + CLOAKES/W.C.
- SPACIOUS KITCHEN + LOUNGE + DINING ROOM
- DRIVEWAY PROVIDING OFF STREET PARKING
- GAS CENTRAL HEATING + DOUBLE GLAZING

FRONT DOOR

Double glazed front door.

LOUNGE

12'0" x 19'2" (3.66m x 5.84m)

Feature double glazed bay windows to front aspect x two, double glazed patio doors to raised decked area, double radiator x two, vaulted ceiling with inset spot lights, ceiling coving, feature fire place housing electric fire, double doors leading to;

DINING AREA

13'3" x 9'5" (4.04m x 2.87m)

Two x double glazed windows to front aspect, double radiator, vaulted ceiling with inset ceiling spot lights, ceiling coving, storage cupboard. Open plan to;

KITCHEN

9'3" x 12'6" (2.82m x 3.81m)

Range wall and base units with work surface over, sink unit housing bowl and drainer with swivel mixer tap, integrated four ring electric hob and double oven with extractor hood over, space for upright fridge freezer, integrated dishwasher, washing machine and fridge. Vaulted ceiling with inset spot lights, two x velux windows, ceiling coving, double glazed window to side aspect.

INNER HALL

3'0" x 10'2" (0.91m x 3.10m)

Spot lights, loft access, built in storage cupboard.

BEDROOM ONE

13'2" x 19'2" (4.01m x 5.84m)

Double glazed window to side aspect with double glazed double doors to the other side with juliet balcony, range of built in wardrobes, ceiling coving, spot lights, double radiator.

BEDROOM TWO/STUDY

6'0" x 9'4" (1.83m x 2.84m)

Double glazed window to side aspect, radiator, built in wardrobe, ceiling coving, spot lights, built in desk and draw units.

BATHROOM

10'3" x 6'0" (3.12m x 1.83m)

Modern white suite comprising; panelled bath and taps, double walk in shower with mains chrome shower, vanity unit housing basin and taps, low level W.C., inset ceiling spot lights, radiator, ceiling coving, double glazed window to side aspect.

CLOAKES/W.C.

4'8" x 6'0" (1.42m x 1.83m)

Modern white suite comprising; low level W.C., vanity unit housing basin

and tap, radiator, extractor fan, ceiling coving, tiled floor, double glazed

EXTERNALLY

DRIVEWAY

Blocked paved driveway providing off street parking for two cars side by side.

PATIO GARDEN

Lawned and patio garden walkway to three sides with mature hedge and plants. Paved walkway to remaining side, storage outbuilding (10'1" x 7'11") with light and power and a further lawned garden beyond with a border of holly bushes.

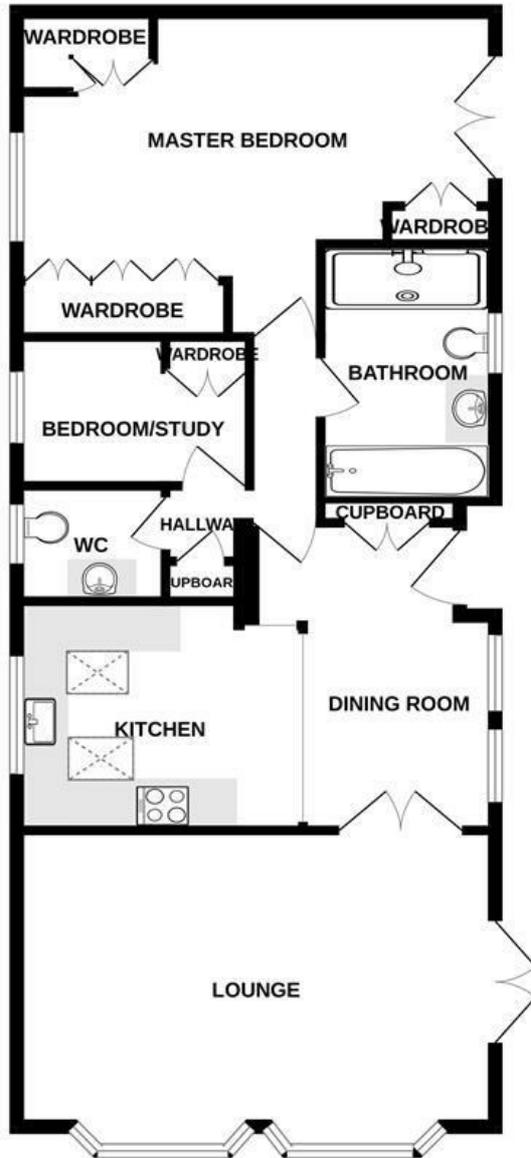
AGENTS NOTES

Council Tax Band A.
Pitch fee Applies approx £271.86 PCM
Property is 9 Years Old.
Park Rules Apply.
Age Restriction Applies On Park
Pets Restricted On Park



Floor Plan

GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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