

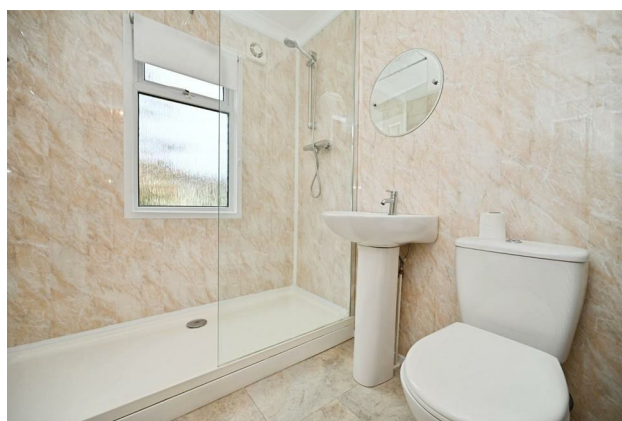
# HUNTERS®

HERE TO GET *you* THERE

**9 Palace Road Residential Park Palace Road, Ripon, HG4 1EX**

**Asking Price £140,000**

**Property Images**





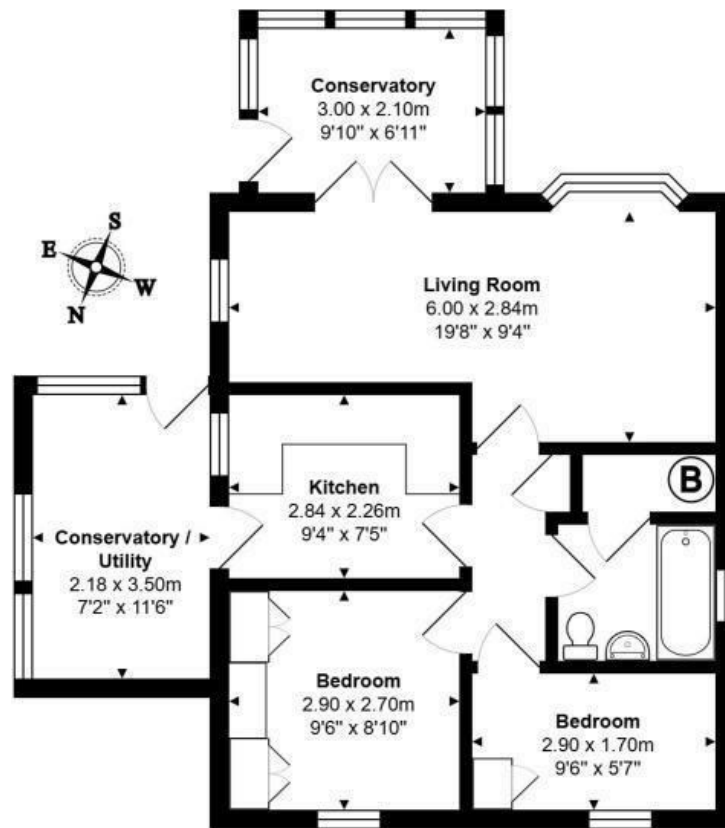
# HUNTERS®

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## Property Images



## Floorplan



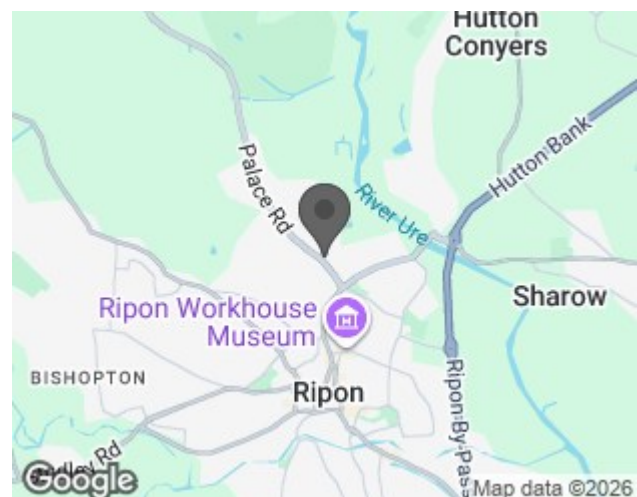
Total Area: 59.4 m<sup>2</sup> ... 639 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Park home Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Two Bedroom Detached Park Home – Palace Road Residential Site, Ripon

For the Over 50's

Situated on the highly sought after Palace Road Residential Park in Ripon, this two bedroom detached park home offers comfortable and low maintenance living, with the feel of a traditional bungalow and lovely views over open fields to the rear.

The accommodation briefly comprises: entrance via the utility room/rear conservatory, leading into a well presented kitchen fitted with a built in oven and hob. From the inner hallway there is access to a bright and spacious lounge/dining room featuring a fireplace and a door opening into a further conservatory, perfect for enjoying the garden views.

There are two bedrooms, including a master bedroom with fitted wardrobes, and a shower room fitted with a modern suite.

Externally, the property benefits from low maintenance gardens surrounding the home, offering pleasant outdoor seating areas and views across the neighbouring fields. There is also a useful storage shed, and the option to create a private driveway providing off street parking (subject to the removal of a fence). In addition, there is private parking and a visitors' space available near the park entrance.

This well appointed home enjoys a peaceful setting within a friendly, established community exclusively for the over 60's, ideally located for access to Ripon's amenities and transport links.

Viewing is highly recommended to appreciate the setting and accommodation on offer.

## Features

• DETACHED PARKHOME FOR THE OVER 50'S • 24' X 20' • TWO BEDROOMS • SHOWER ROOM • LOUNGE/DINING ROOM • CONSERVATORY • KITCHEN • UTILITY/SECOND CONSERVATORY • GARDENS • PARKING