



## 6 Laverdale

Winksley banks park, Winksley, Galphay, Ripon, HG4 3NS

Brand new fully furnished two bedroom detached Willerby Sheraton 40ft x 13ft lodge with residential spec, located with an elevated position on this scenic holiday park within easy access of some of North Yorkshires picturesque destinations. The lodge benefits from gas central heating, double glazing fully, integrated kitchen, large wrap around decking, elevated position with views over the park and briefly comprises: Lounge with open plan kitchen/diner, master bedroom with en-suite and walk in dressing room, further bedroom and shower room. Externally: Large wrap around decking to side and front aspects, good sized lawned area and designated parking accessed via a private road to a select few lodges.

**£96,500**

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- BRAND NEW SECOND HOME
- GAS CENTRAL HEATING
- PRIVATE ROAD ACCESS
- NEW MODERN KITCHEN AND SHOWER ROOMS
- GARDEN AND PARKING
- FULLY FURNISHED
- DOUBLE GLAZING
- ELEVATED POSITION WITH VIEWS OVER THE PARK

### LOUNGE

10'11" x 12'6" (3.33m x 3.81m)  
Vaulted ceiling with inset spot lights, Double glazed window to both sides and double glazed patio doors to raised decked area, TV and Phone points, 2 double radiators. Open plan to:

### KITCHEN DINING ROOM

12'6" x 7'10" (3.81m x 2.39m)  
New range of wall and base units with roll top work surface, integrated 4 ring gas hob, oven with extractor hood over, integrated fridge and freezer, integrated dishwasher, integrated washer/dryer, sink unit with chrome swivel mixer tap, vaulted ceiling with inset spot lights, double glazed window to side and double glazed entrance door leading to raised decked area.

### INNER HALL

Vaulted ceiling with inset spot lights, radiator, giving access to:

### BEDROOM ONE

12'7" x 9'2" (3.84m x 2.79m)  
Vaulted ceiling with inset spot lights, double glazed window to side aspect, radiator.

### DRESSING ROOM

Vaulted ceiling with inset spot lights, draw unit, shelves and hanging rail

### ENSUITE SHOWER ROOM

7'10" x 3'5" (2.39m x 1.04m)  
Modern white suite comprising: vanity unit housing sink, low level WC, double shower cubicle with mains chrome shower, extractor fan, wall mounted heated towel rail, double glazed window to side aspect.

### SHOWER ROOM

6'2" x 3'5" (1.88m x 1.04m)  
Modern white suite comprising: vanity unit housing sink unit, low level wc, double shower cubicle with chrome mains shower, double glazed window to side, wall mounted chrome heated towel rail, built in storage cupboard housing

central heating boiler, extractor fan, vaulted ceiling with inset spot lights,

### BEDROOM TWO

6'6" x 8'4" (1.98m x 2.54m)  
Vaulted ceiling with inset spot lights, double glazed window to side aspect, radiator.

### EXTERNAL

This home is new on site and will come with raised decking to front and side and designated parking space, the property also has a good sized lawned garden.

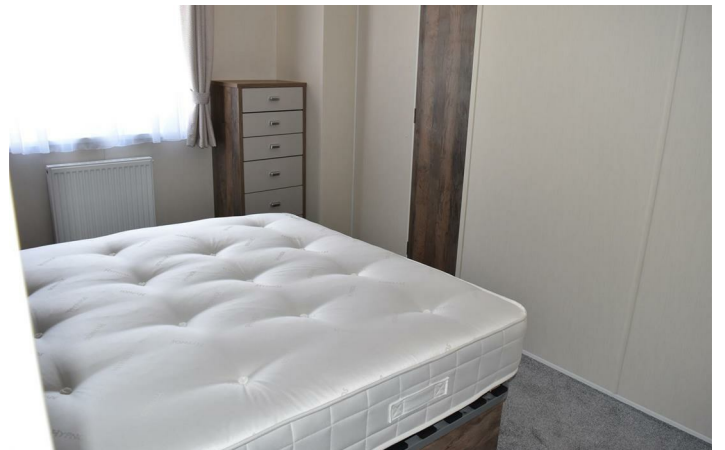
### AGENTS NOTE

Winksley Banks is open 1st March - 07th January each year.

There is no age restrictions on the site.

Ground rent for the homes are £2950 per annum including water, there is no council tax to pay.





# Floor Plan

GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 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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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	