



## 15 Cathedral View

North Road, Ripon, HG4 1FQ

An exciting opportunity to acquire a fabulous two year old spacious, stylish and modern Omar Regency 40ft x 20ft park home. This detached two double bedroom home is on the beautifully maintained and ideally located Cathedral View Park. The property benefits from high quality accommodation and being within walking distance of Ripon City Centre yet close to open countryside with easy access to commuter links. Comprising: Front door leading into: Entrance hall, lounge, dining room, a stylish kitchen, master bedroom with ensuite shower room and walk in wardrobe, a further double bedroom with built in wardrobes and dressing table, shower room. Externally: Attractive lawned gardens to three sides with a delightful patio seating area, well stocked planted borders and hedge perimeters, driveway to the front of the property with off street parking for two cars. To step inside call now to book a viewing.

**Asking Price £222,000**

# 15 Cathedral View

North Road, Ripon, HG4 1FQ



- DETACHED OMAR REGENCY 40FT X 20FT PARK HOME
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- WALKABLE TO RIPON CITY CENTRE + CLOSE TO COUNTRYSIDE WALKS
- STYLISH, MODERN + SPACIOUS THROUGHOUT
- GARDEN TO THREE SIDES WITH DELIGHTFUL SEATING PATIO AREA
- EASY ACCESS TO COMMUTER LINKS
- MASTER BEDROOM WITH ENSUITE + WALK IN WARDROBE
- TWO OFF STREET PARKING SPACES
- DOUBLE GLAZING + GAS CENTRAL HEATING

## FRONT DOOR

Leading into:

## ENTRANCE HALL

3'7" x 8'8" x 10'5" (1.09m x 2.64m x 3.18m)

L' shaped hall, two x built in storage cupboards with hanging rails and shelves, ceiling coving, radiator.

## LOUNGE

18'10" x 11'2" (5.74m x 3.40m)

Double glazed bay windows to front aspect x two, double glazed window to side aspect, feature fire place housing electric fire, tv and phone point, radiators two, ceiling coving.

## DINING ROOM

7'6" x 9'6" (2.29m x 2.90m)

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

## KITCHEN

12'4" x 9'1" (3.76m x 2.77m)

Modern wall and base units with roll top work surface over, stainless steel sink unit housing bowl and drainer with swivel mixer tap, integrated four ring gas hob and oven with extractor hood over, integrated dishwasher, fridge freezer, washing machine and tumble dryer, cupboard housing combi boiler, laminate wood flooring, ceiling coving, double glazed door and window to rear aspect.

## MASTER BEDROOM

9'1" x 9'2" (2.77m x 2.79m)

Double glazed window to side aspect, built in drawer unit, ceiling coving leading into:

## WALK IN WARDROBE

5'6" x 3'8" (1.68m x 1.12m)

Built in hanging rails and shelves with storage above, radiator.

## ENSUITE SHOWER ROOM

5'6" x 5'3" (1.68m x 1.60m)

White suite comprising: Low level W.C., vanity unit housing basin and tap, corner xshower cubicle with mains shower attachment, extractor fan, ceiling coving, radiator, double glazed window to rear aspect.

## BEDROOM TWO

9'2" x 9'1" (2.79m x 2.77m)

Double glazed window to side aspect, built in wardrobes, dressing table, ceiling coving.

## SHOWER ROOM

5'5" x 5'10" (1.65m x 1.78m)

White suite comprising: Low level W.C., vanity unit housing basin and tap, corner shower cubicle with mains shower attachment, extractor fan, ceiling coving, double radiator, double glazed window to side aspect.

## EXTERNALLY

## DRIVEWAY

Blocked paved driveway to the front aspect providing off street parking for two cars.

## GARDEN

To the side is a paved pathway leading to front door and a well maintained lawned garden with hedge perimeter. To the rear is a patio and lawned area, storage containers with hedge perimeters. To the other side is a delightful patio seating area with mature borders and a further lawned area.

## AGENTS NOTES

Property is two and half years old and has the remainder left of a 10 year guarantee. Pitch Fee £200 pcm includes communal landscape upkeep, street lighting, grass cutting and security gated access to the park.

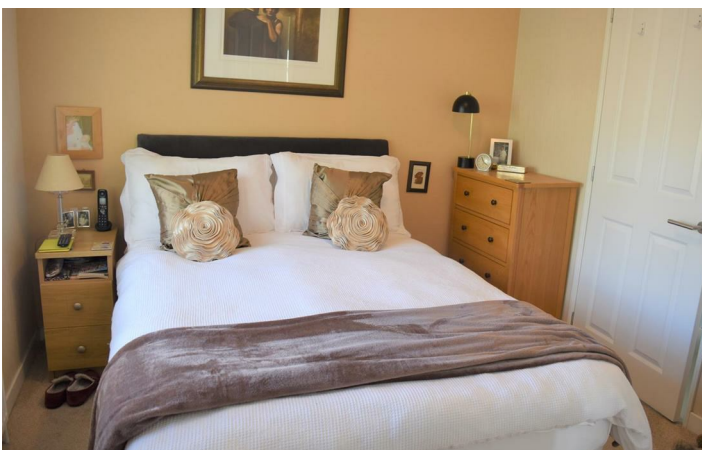
Mains gas, electric and water.

Minimum Age Restriction of 50 Years Applies on Park.

Pet Restrictions Applies on Park 2 maximum

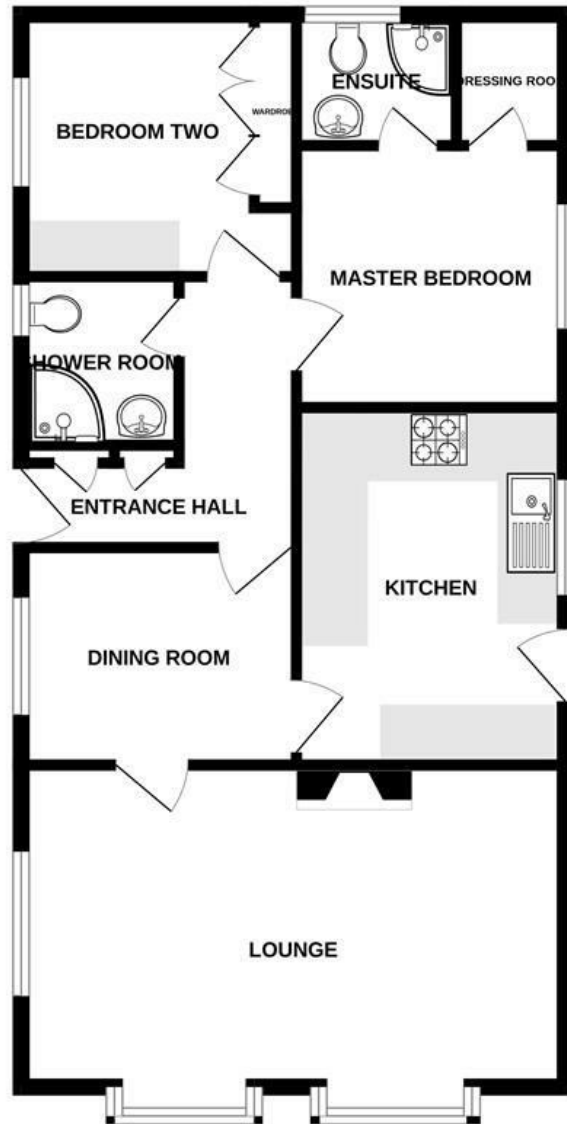
Externally property has recently been repainted in line with the warranty requirements.

Property has the benefit from venetian/roller blinds throughout maximising available space.



## Floor Plan

GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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