



## 10 Grosvenor Park

Boroughbridge Road, Ripon, HG4 1UF

A spacious, modern and immaculately presented detached 38ft x 20ft Ting Dene park home with two double bedrooms and a study set in this popular residential area. The property benefits from gas central heating, double glazing, single garage, off street parking for several cars and low maintenance gardens. Briefly comprises: Lounge dining room, kitchen, utility room, inner hallway, two double bedrooms, study and shower room. Externally: Low maintenance gravelled front garden with driveway to the side providing off street parking and leading to detached single garage. To the rear and other side is a enclosed patio and gravelled garden with raised flower borders and fenced perimeter. A lovely home.

**Asking Price £155,000**

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- DETACHED 20ft x 38ft TING DENE PARK HOME
- SPACIOUS LOUNGE DINING ROOM
- DRIVEWAY PROVIDING OFF STREET PARKING
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN + SHOWER ROOM
- LOW MAINTENANCE GARDENS
- STUDY + UTILITY ROOM
- DETACHED SINGLE GARAGE

## FRONT DOOR

Double glazed front door leading into:

## UTILITY/CLOAKROOM

5'5" x 8' (1.65m x 2.44m)

Range of modern wall and base units with work top over, plumbing and space for washing machine, tumble dryer, cupboard housing central heating boiler, phone point, radiator, storage cupboard, double glazed door to side aspect.

## KITCHEN

8'1" x 11'4" (2.46m x 3.45m)

Range of modern wall and base units with work top over, sink unit housing bowl and drainer with swivel mixer tap, integrated four ring gas hob, electric oven with extractor hood over, integrated fridge freezer and dishwasher, double glazed bay window to front aspect.

## LOUNGE DINING ROOM

11'3" x 25'9" (3.43m x 7.85m)

Double glazed bay window to front aspect, double glazed door and two x windows to side aspect, double

radiator, single radiator, ceiling coving, wall mounted electric fire.

## INNER HALL

## BEDROOM ONE

11'5" x 9'5" (3.48m x 2.87m)

Double glazed windows to side aspect, ceiling coving, radiator, built in wardrobes.

## BEDROOM TWO

9'6" x 8'10" (2.90m x 2.69m)

Double glazed windows to side aspect, ceiling coving, radiator,

## STUDY

6'6" x 5'3" (1.98m x 1.60m)

Double glazed windows to side aspect, ceiling coving, radiator,

## SHOWER ROOM

6'5" x 5'6" (1.96m x 1.68m)

White suite comprising: Corner shower cubicle with chrome mains shower attachment, low level W.C., pedestal hand wash basin and tap, wall mounted heated chrome towel rail, extractor fan, ceiling coving, double glazed window to side aspect.

## EXTERNALLY

## FRONT GARDEN

Low maintenance gravelled area to the front aspect with well stocked flower borders.

## DRIVEWAY AND DETACHED SINGLE GARAGE

Gravelled driveway to the side aspect providing ample off street parking for several cars leading to single detached garage. outside water tap.

## REAR GARDEN

Enclosed low maintenance patio and gravelled garden with fenced perimeter and raised flower beds with further gravelled area to the other side.

## AGENTS NOTES

Council Tax Band A.

Age Restriction Applies of Over 50's on Grosvenor Park

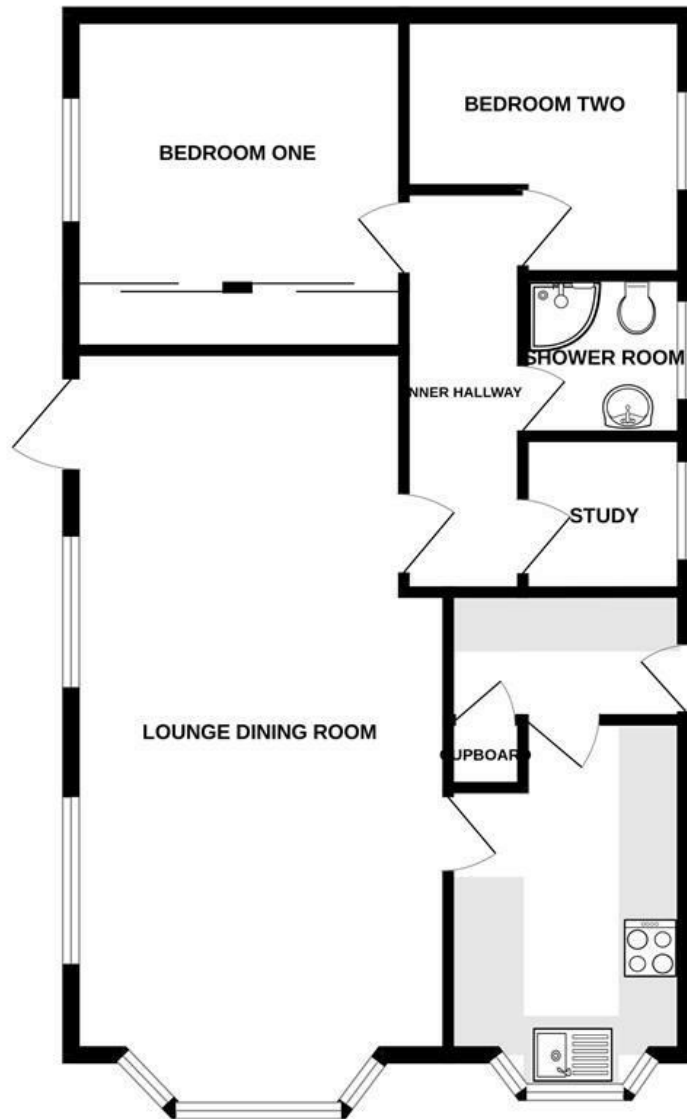
Pitch Fees Applies £173.66 Per Calendar Month

1 x Pet Restriction Applies on Grosvenor Park



## Floor Plan

GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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