



## 5 Langthorpe Park

Langthorpe, Boroughbridge, YO51 9BF

**NEW REDUCED PRICE!!!** A fantastic opportunity to purchase a well presented detached two bedroom Ting Dene 34ft x12ft Park Home on this beautifully maintained and fully residential site consisting of only 16 homes in total and within walking distance of Boroughbridge. The property benefits from a conservatory overlooking the patio garden, two bedrooms, gas central heating, double glazing, off street parking space. Briefly comprises: Front door, entrance hall, lounge with patio doors and feature bay window, conservatory, kitchen, master bedroom with fitted wardrobes, small second bedroom/study with fitted wardrobe and modern shower room. Externally: Low maintenance patio garden to the front and side aspects of the property, storage sheds x two and a driveway to the side providing off street parking. **CHAIN FREE !!!**

**Asking Price £82,500**

# 5 Langthorpe Park

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- NEW REDUCED PRICE !!!
- LOUNGE + CONSERVATORY
- OVER 50'S AGE RESTRICTION APPLIES
- NO CHAIN!!!
- DETACHED 34ft X 12ft TING DENE PARK HOME
- LOW MAINTENANCE PATIO GARDEN
- CLOSE TO COMMUTER LINKS
- TWO BEDROOMS + MODERN SHOWER ROOM
- WITHIN WALKING DISTANCE BOROUGHBRIDGE
- FULLY RESIDENTIAL SMALL PARK

## FRONT DOOR

Double glazed front door leading into:

## ENTRANCE HALL

3'2" x 10'2" (0.97m x 3.10m)

Radiator, storage cupboard.

## LOUNGE DINING ROOM

11'7" x 10'2" (3.53m x 3.10m)

Double glazed bay window, feature fire place housing electric fire, double radiator, tv point leading into:

## CONSERVATORY

7'8" x 10'3" (2.34m x 3.12m)

Double access doors, double glazed windows to three sides.

## KITCHEN

11'7" x 7'2" (3.53m x 2.18m)

Range of modern wall and base units with work top over, sink unit housing sink and drainer with chrome swivel mixer tap, integrated four ring gas hob and oven with extractor hood over, cupboard housing central heating

boiler, radiator, space for upright fridge freezer, duel aspect double glazed windows.

## BEDROOM ONE

11'7" x 8'2" (3.53m x 2.49m)

Double glazed window, radiator, built in wardrobes.

## BEDROOM TWO/STUDY

8'5" x 4'6" (2.57m x 1.37m)

Double glazed window, radiator, built in wardrobe.

## SHOWER ROOM

5'5" x 8'5" (1.65m x 2.57m)

White suite comprising: Low level W.C., pedestal hand wash basin and tap, double shower cubicle with mains shower, extractor fan, jack and jill door into bedroom one, radiator.

## EXTERNALLY

## DRIVEWAY

Driveway to the side aspect providing off street parking space.

## PATIO GARDEN

Patio garden to side and rear aspects with hedge perimeter, storage shed x two.

## AGENTS NOTES

Council Tax Band A.

Make: Ting Dene 12ft X 34ft Approx 21 years old.

Age Restriction Applies of Over 50s on the park.

Pitch Fee Applies: Approx £35 per week paid quarterly, water and sewerage included.

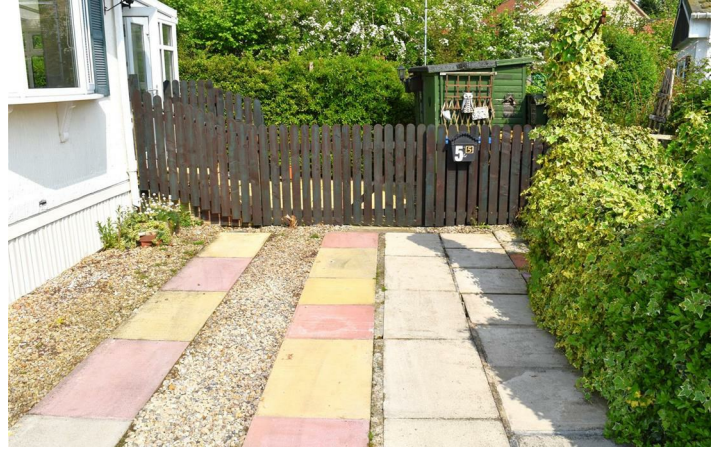
Pets are allowed (up to two dogs)



[Directions](#)

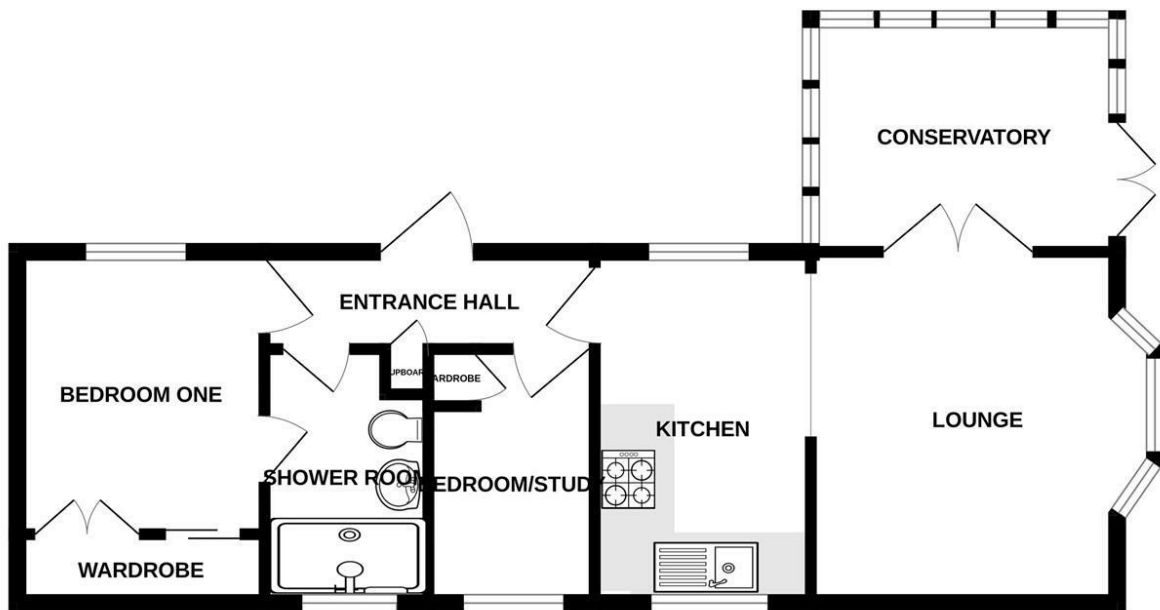
<https://www.sherringtonsestateagents.co.uk/>





## Floor Plan

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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