



## Grosvenor Park

Boroughbridge Road, Ripon, HG4 1UF

A FULLY RESIDENTIAL spacious, modern and immaculately presented two bedroom detached 40ft x 20ft Omar Shangrila park home set in this popular residential area. The property benefits from gas central heating, double glazing, off street parking and low maintenance gardens. Briefly comprises: Front door leading into entrance hall, lounge, dining room, kitchen, master bedroom with ensuite shower room, further double bedroom and bathroom. Externally: Low maintenance gravelled front garden with well stocked flower borders, driveway to the side providing off street parking and leading to detached building for storage. To the rear and other side is a enclosed patio and gravelled garden with fenced perimeter. A lovely home.

**Asking Price £155,000**

# Grosvenor Park

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- DETACHED OMAR 40FT X 20FT PARK HOME
- MASTER BEDROOM WITH ENSUITE
- GAS CENTRAL HEATING + DOUBLE GLAZING
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GRAVELLED + PATIO GARDENS
- CLOSE TO CANAL SIDE WALKS
- KITCHEN + LOUNGE + DINING ROOM
- DRIVEWAY PROVIDING OFF STREET PARKING
- FULLY RESIDENTIAL

## FRONT DOOR

Double glazed front door leading into:

## ENTRANCE HALL

Laminate wood flooring, radiator, ceiling coving, dado rail.

## LOUNGE

19'4" x 10'7" (5.89m x 3.23m)

Three feature double glazed windows to front and side aspect, feature fire place housing electric fire, ceiling coving, two x double radiators, tv and phone point., Open plan to:

## DINING ROOM

8'0" x 8'11" (2.44m x 2.72m)

Double glazed window to side aspect, radiator, ceiling coving, dado rail, two x windows to hallway.

## KITCHEN

9'2" x 12'7" (2.79m x 3.84m)

Range of modern wall and base units with work top over, integrated double oven and four ring hob with extractor hood over, sink unit housing stainless steel 1.5 bowl and drainer with swivel mixer tap, under counter space for fridge and freezer, undercounter space and plumbing for washing machine, radiator, cupboard housing central heating boiler, inset ceiling spot lights, double glazed window and door to side aspect.

## MASTER BEDROOM

9'3" x 16'10" (2.82m x 5.13m)

Double glazed bay window to side aspect, radiator, ceiling coving, built in chest of drawers.

## ENSUITE SHOWER ROOM

5'1" x 5'3" (1.55m x 1.60m)

White suite comprising: Low level W.C., pedestal hand wash basin and taps, shower cubicle with mains shower attachment, inset ceiling spot lights, ceiling coving, radiator, extractor fan, double glazed window to side aspect.

## BEDROOM TWO

9'5" x 9'11" (2.87m x 3.02m )

Double glazed window to side aspect, radiator, built in wardrobe and up and over units, ceiling coving.

## BATHROOM

6'3" x 5'6" (1.91m x 1.68m)

Modern white suite comprising: Panelled bath and taps with overhead mains shower, low level W.C., pedestal hand wash basin and taps, double radiator, double glazed window to side aspect, extractor fan, inset ceiling spot lights, tiled walls.

## EXTERNALLY

## FRONT GARDEN

Low maintenance gravelled garden with well stocked flower borders.

## REAR GARDEN

Enclosed patio garden with storage shed, electric sockets and fenced perimeter. To the other side low maintenance gravelled garden and water tap.

## PARKING

Gravelled driveway to side aspect providing off street parking for two cars leading to detached storage building with light and power, water tap.

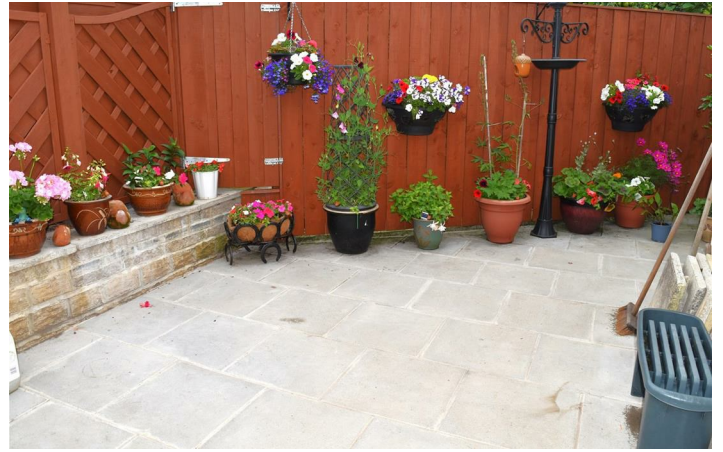
## AGENTS NOTES

Bottled Gas.  
Council Tax Band A  
Sighted 2004 approx 20 years old  
Pitch Fees Applies £160.79 Per Calendar Month  
Age Restriction Applies of Over 50's on Grosvenor Park  
Pet Restriction Applies on Grosvenor Park

## DIRECTIONS

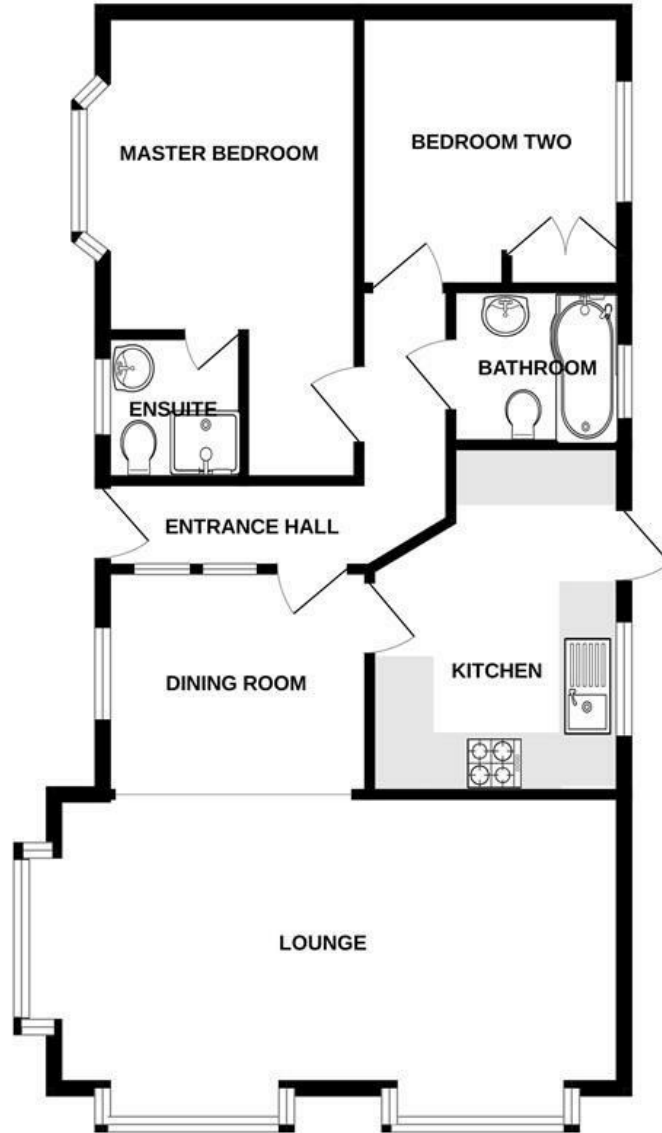
DIRECTIONS From the Market Place turn towards the Cathedral then immediately right into Duck Hill. At the junction turn left. Take the 2nd exit at the roundabout and continue onto the Boroughbridge Road, Continue to the roundabout. Take the 2nd exit towards the Race Course. Take the 1st turn on the left into Skelldale Close and Grosvenor Park will be seen immediately ahead.





## Floor Plan

GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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