



25 Little Studley Park

Ripon, HG4 1HE

A completely modernised and stylish detached one bedroom park home on a larger than average two tiered plot with OPEN VIEWS across the park. This light and immaculately presented 31ft x 10ft Omar park home is located on an elevated position on the edge of Ripon within the quiet and peaceful setting of Little Studley Park. The property benefits from an idyllic location with open views across the park and beyond, gas central heating, double glazing and off street parking for several cars. The accommodation comprises: Entrance hall, kitchen dining, lounge, double bedroom and a bathroom. Externally: Large elevated two tiered garden to four sides laid to lawn with mature trees and shrubs with views and a raised decked seating area, off street parking area. Must be viewed to appreciate.

Asking Price £120,000

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,Ripon, HG4 1HE



- DETACHED ONE BEDROOM OMAR 31ft X 10FT PARK HOME
- SUBSTANTIAL ELEVATED TWO TIRED PLOT
- DOUBLE GLAZING + GAS CENTRAL HEATING
- MODERNISED + STYLISH THROUGHOUT
- CLOSE TO OPEN COUNTRYSIDE
- WELL REGARDED over 50's SITE IN TRANQUIL SETTING
- KITCHEN + LOUNGE+ BEDROOM + BATHROOM
- OFF STREET PARKING

ENTRANCE HALLWAY

Double glazed front door, cupboard housing electrics, radiator, laminate wood flooring.

LOUNGE

10'10" x 9'8" (3.30m x 2.95m)

Double glazed feature bay window to front aspect, double glazed sliding double doors to side decking area, radiator, tv point, laminate wood flooring.

KITCHEN DINING

9'3" x 9'8" (2.82m x 2.95m)

Range of modern base units with work surface over, stainless steel sink unit housing sink and drainer with swivel mixer taps, space for electric cooker, space for upright fridge freezer, wall mounted central heating boiler, display cabinets, space and plumbing for washing machine, laminate wood flooring, radiator, double glazed window to side aspect, double glazed patio doors to other side.

BATHROOM

5'2" x 5'6" (1.57m x 1.68m)

White suite comprising: Panelled bath and taps, low level W.C., vanity unit housing hand wash basin and taps, radiator, double glazed window to side aspect.

DOUBLE BEDROOM

9'8" x 7'0" (2.95m x 2.13m)

Double glazed sliding patio doors to rear aspect, radiator, built in sliding door wardrobes, laminate wood flooring.

EXTERNALLY

GARDEN

Substantial elevated two tiered garden to four sides, laid to lawn with mature trees and bushes with open views across the park and beyond, two x storage sheds.

Raised decking leading to a good sized seating area and a decked walkway leading down to a parking area.

PARKING

Off street parking for several cars.

AGENTS NOTES

Age Restriction of Over 50's Applies on Little Studley Park.

Pet Restriction Applies on Park Pitch Fee £133.70 Per Calendar Month.

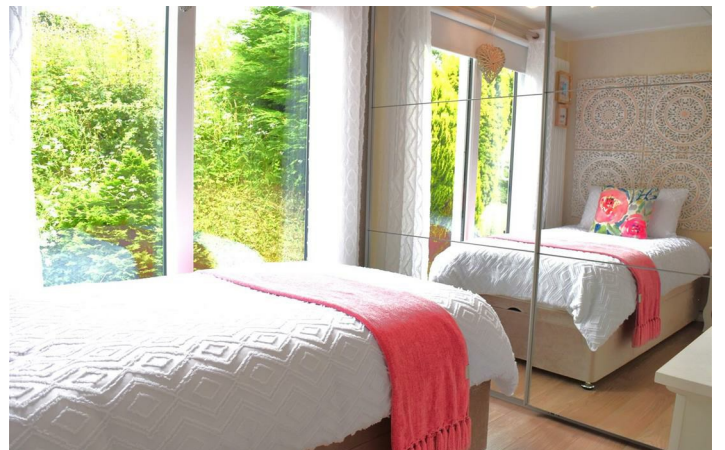
Bottled Gas.

Metered Electric

Council Tax Band A.

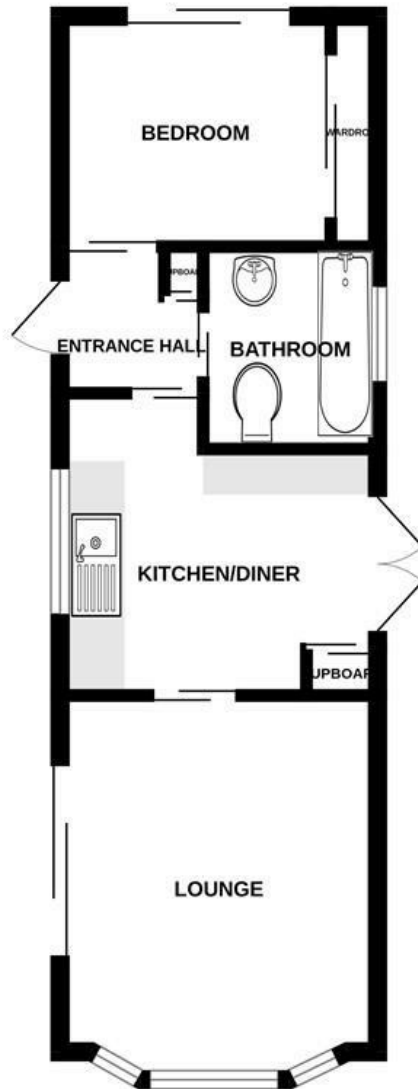
DIRECTIONS

On Leaving Ripon Market Place via North Street turn left at the second set of traffic lights by the clock tower onto A16108 Palace Road and shortly after turn right onto Little Studley Road, continue for some distance and Little Studley Park can be found at the very end on the left hand side. Our property can be identified by our For Sale board.



Floor Plan

GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 311 sq.ft. (28.9 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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