



Willerby Sierra Winksley Bank Park

Winksley, Galphay, Ripon, HG4 3NS

BRAND NEW Fully furnished two bedroom detached Willerby Sierra 35ft x 12ft Lodge, green standard spec. in a cul de sac location located on this scenic holiday park within easy access of some of North Yorkshires picturesque destinations. The lodge benefits from an elevated position with views over the park gas central heating, double glazing, integrated kitchen and large wrap around decking to three side. Briefly comprises: Lounge with open plan kitchen/diner, master bedroom with en-suite W.C., further bedroom and shower room. Externally: Large three sided decking with elevated sunny private area to the rear, good sized lawned area and designated off street parking space.

Asking Price £51,950

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- NEW FULLY FURNISHED HOLIDAY HOME ON WINKSLEY BANK PARK
- LARGE WRAP AROUND ELEVATED DECKING AREA
- OFF STREET PARKING
- 5 YEAR MANUFACTURERS WARRANTY
- BRAND NEW WILLERBY SIERRA 35FT X 12FT TWO BEDROOM LODGE
- MODERN, LIGHT + SPACIOUS
- LAWNED OPEN GARDEN
- ELEVATED POSITION WITH VIEWS OVER PARK
- QUIET CUL DE SAC LOCATION
- DOUBLE GLAZING + GAS CENTRAL HEATING

FRONT DOOR

Double glazed front door leading into: 7'8" x 11'9" (2.34m x 3.58m)

LOUNGE

11'10" x 11'0" (3.61m x 3.35m)

Double glazed bay window to front and side aspects, vaulted ceiling, inset ceiling spot lights, double radiator. Open plan leading to:

KITCHEN DINING ROOM

7'2" x 11'11" (2.18m x 3.63m)

Range of modern wall and base units with work top over, sink unit housing stainless steel sink, drainer and swivel mixer tap, integrated four ring gas hob, electric oven with extractor hood over, integrated fridge freezer, cupboard housing boiler, double glazed windows to both sides.

INNER HALL

Leading to:

BEDROOM ONE

Double glazed window to side aspect, vaulted ceiling, spot lights, radiator, built in wardrobe

CLOAKES / ENSUITE

White suite comprising: Low level W.C., pedestal hand wash basin and taps, white towel radiator, vaulted ceiling, inset ceiling spot lights, double glazed window to side aspect.

BEDROOM TWO

5'9" x 8'4" (1.75m x 2.54m)

Double glazed window to side aspect, vaulted ceiling, spot lights, radiator.

SHOWER ROOM

3'5" x 6'4" (1.04m x 1.93m)

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

EXTERNALLY

DECKED SEATING AREA

Large decked seating area with Open Views from an elevated position.

GARDEN

Open lawn area.

PARKING

Off street parking space.

AGENTS NOTES

Winksley Banks is open 1st March - 7th January each year.

There is no age restrictions on the

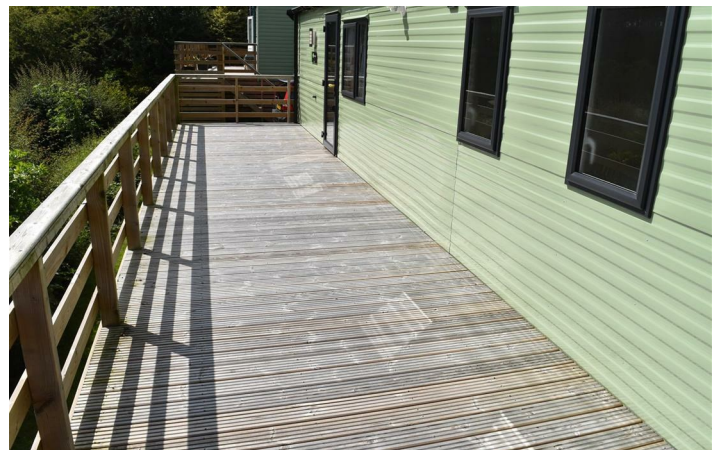
Ground Rent for the homes are £2950 per annum including water, there is no council tax to pay.

5 Year Manufacturers Warranty with this home



Directions

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



Floor Plan

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 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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