



## 51 Quarry Moor Park

Harrogate Road, Ripon, HG4 3AQ

A BRAND NEW fully residential home on Quarry Moor Park offering you an exciting opportunity to acquire a detached Sonnet 38ft x 20ft PARK HOME inc full furniture pack is ready to move into on the beautifully maintained and ideally located Quarry Moor Park site. Close to open countryside yet within easy reach of Ripon this park offers you high quality accommodation comprising: Front door, entrance area, lounge dining room, a stylish kitchen, inner hallway, master bedroom with ensuite shower room and walk in wardrobe, a further double bedroom and shower room. Externally: Low maintenance hardscaped patio garden, off street parking space. Over 50's Age Restriction Applies on Park. NO CHAIN!!!

**Asking Price £205,950**

# 51 Quarry Moor Park

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- BRAND NEW DETACHED SONNET 38ft x 20ft PARK HOME
- MODERN KITCHEN + SHOWER ROOMS
- LOW MAINTENANCE HARDSCAPED GARDEN
- ON BEAUTIFULLY MAINTAINED QUARRY MOOR PARK
- FULL FURNITURE PACK INCLUDED
- MASTER BEDROOM + ENSUITE + WARDROBE
- OVER 50's AGE RESTRICTION APPLIES
- TWO DOUBLE BEDROOMS
- OFF STREET DESIGNATED PARKING SPACE
- DOUBLE GLAZING + GAS CENTRAL HEATING

## FRONT DOOR

Double glazed front door leading into: 9'2" x 9'6" (2.79m x 2.90m)

## ENTRANCE AREA

Storage cupboard housing central heating boiler.

## LOUNGE DINING ROOM

15'10" x 19' 0" (4.83m x 5.79m 0.00m)

Three x double glazed windows to front and side aspects, radiator x two, vaulted ceilings.

## KITCHEN

9'2" x 8'10" (2.79m x 2.69m)

Range of modern wall and base units with work top over, sink unit housing bowl and drainer with swivel mixer tap, integrated oven and gas hob with extractor hood over, integrated washing machine, integrated fridge freezer, vaulted ceiling, double glazed window and door to side aspect.

## INNER HALLWAY

Inset ceiling spot lights.

## MASTER BEDROOM

Double glazed window to side aspect, radiator, tv point. Leading into:

## WALK IN WARDROBE

3'11" x 4'7" (1.19m x 1.40m)

Walk in wardrobe providing storage with hanging rail and shelf, radiator.

## ENSUITE SHOWER ROOM

4'2" x 6'10" (1.27m x 2.08m)

Modern white suite comprising:

Shower cubicle with mains shower, vanity unit housing basin and mixer tap, low level W.C., radiator, extractor fan, shaver socket, double glazed window to side aspect.

## BEDROOM TWO

9'2" x 8'2" (2.79m x 2.49m)

Double glazed window to side aspect, tv point, radiator, built in wardrobe with hanging rail and shelf.

## BATHROOM

Modern white suite comprising:

Panelled bath and taps, hand wash

basin and tap, low level W.C., radiator, double glazed window to side aspect.

## EXTERNALLY

### PATIO GARDEN

Enclosed landscaped low maintenance gravelled garden with patio seating area, shed for storage, fence perimeter.

### PARKING

Off street gravelled parking space.

### DIRECTIONS

Leave Ripon on the Harrogate Road, go straight over at the Mcdonalds roundabout and after 200 yards turn right onto Quarry Moor Park.

### AGENTS NOTES

FULLY RESIDENTIAL PARK

Includes Full Furniture Pack

Pet and Age Restriction Applies of

Over 50's on Quarry Moor Park

Pitch Fees Applies £227.79 Per Calendar Month

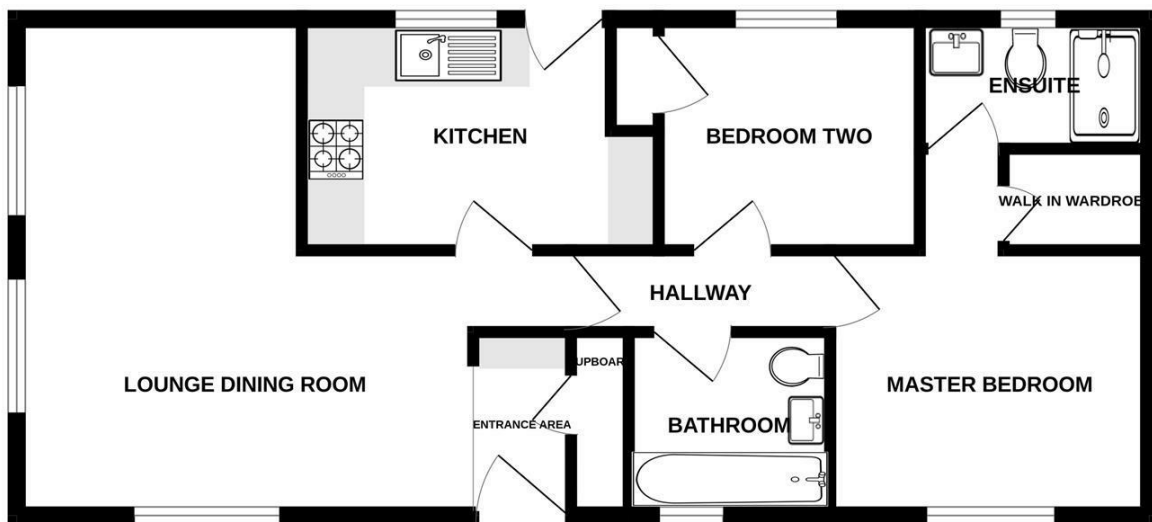
Metered Gas, Electric + Water





## Floor Plan

### GROUND FLOOR 595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.2 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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