



7 New Park

Harrogate Road, Ripon, HG4 3AT

Close to open countryside yet within easy reach of Ripon New Park offers you an exciting opportunity to acquire an immaculately presented Prestige Sonato 22ft x 40ft TWO BEDROOM FULLY RESIDENTIAL DETACHED PARK HOME on the beautifully maintained and ideally located Quarry Moor Park site boasting an elevated position. The property benefits from being modern, light and spacious throughout, master bedroom with ensuite and dressing room, further double bedroom, off street parking, gas central heating, double glazing, gardens and a summer house. Accommodation comprising: Front door leading into entrance hall, lounge open to dining room, modern kitchen with breakfast bar, master bedroom with ensuite and dressing room, bedroom two with built in wardrobes, modern shower room. Externally: Open plan low maintenance garden to the front aspect with two parking spaces to the side and to the rear is a good sized patio garden with raised decked seating area and fenced perimeters. A lovely home with woodland views.

Asking Price £180,000

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- DETACHED 22ft x 40ft TWO BEDROOM PARK HOME
- MODERN KITCHEN + SHOWER ROOMS
- OFF STREET PARKING
- FULLY RESIDENTIAL HOME ON NEW PARK
- MASTER BEDROOM + ENSUITE + DRESSING ROOM
- GARDEN + PATIO + RASIED DECKED SEATING AREA
- MODERN, LIGHT AND SPACIOUS THROUGHOUT
- FURTHER DOUBLE BEDROOM
- ELEVATED POSITION WITH VIEWS OVER WOODLAND

FRONT DOOR

Double glazed front door leading into:

ENTRANCE HALL

Ceiling coving, radiator, loft access, two x built in storage cupboards.

LOUNGE

21'2" x 10'7" (6.45m x 3.23m)

Two x double glazed bay windows to front and side aspects, Oak wood flooring, feature fire place housing electric fire, three x radiators, ceiling coving, tv and phone point. Open plan to:

DINING ROOM

7'6" x 10'7" (2.29m x 3.23m)

Oak wood flooring, ceiling coving.

KITCHEN

12'11" x 10'3" (3.94m x 3.12m)

Range of modern wall and base units with roll top work surface over, breakfast bar, sink unit housing bowl and drainer with chrome swivel mixer tap, integrated four ring electric hob and double oven with extractor hood over, integrated fridge freezer, dishwasher and washer dryer. Built in storage cupboard housing central heating boiler, ceiling coving, double glazed door and window to side aspect,

MASTER BEDROOM

9' x 10'3" (2.74m x 3.12m)

Double glazed window to side aspect, radiator.

DRESSING ROOM

5'7" x 4'2" (1.70m x 1.27m)

Hanging rail and shelving.

ENSUITE

5'9" x 5'7" (1.75m x 1.70m)

White suite comprising: Corner shower cubicle, low level W.C., vanity unit housing basin and tap, ceiling coving, extractor fan, double glazed window to rear aspect, double radiator.

BEDROOM TWO

9'10" x 10'8" (3.00m x 3.25m)

Double glazed bay window to side aspect, radiator, ceiling coving, built in wardrobes

SHOWER ROOM

7'1" x 5'5" (2.16m x 1.65m)

White suite comprising: Low level W.C., double shower cubicle, vanity unit housing basin and tap, extractor fan, double glazed window to side aspect, double radiator.

EXTERNALLY

OPEN PLAN GARDEN + PARKING

Open plan low maintenance slate and gravelled garden with off street parking to side aspect for two cars

leading to a good sized patio area with raised decked seating area and storage shed.

REAR PATIO GARDEN

Further patio area to the rear aspect with green house and summer house backing onto woodland with a further patio area to the other side and fenced perimeter.

AGENT NOTES

Park Rules and Pet Restrictions Apply on Park.

Age Restriction Applies of Over 50's on Park

Pitch Fees Applies £227.79 pcm includes Water

Property Prestige Sonanta 11 Sited Approx 2014

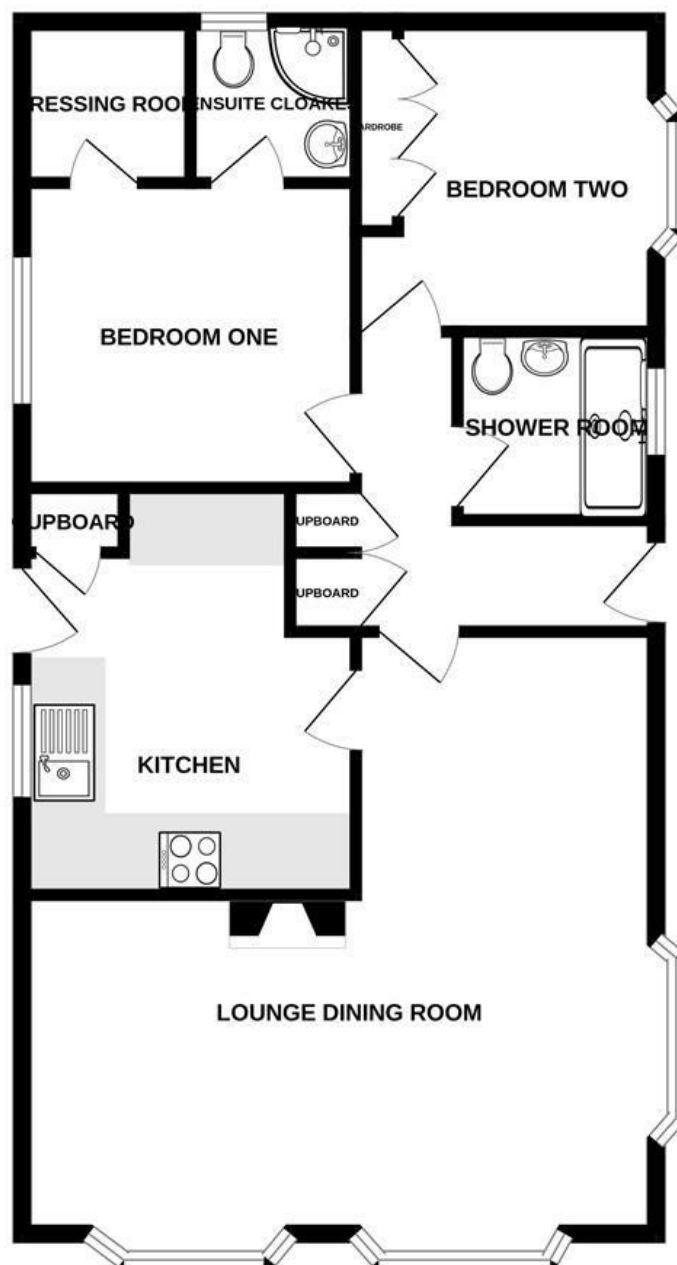
DIRECTIONS

Leave Ripon on the Harrogate Road, go straight over at the Mcdonalds roundabout and after 200 yards turn right onto Quarry Moor Park. Keep to the right hand side which leads to New Park and the property can be identified by SHERRINGTONS FOR SALE board.



Floor Plan

GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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