



## 20 Grosvenor Park

Boroughbridge Road, Ripon, HG4 1UF

**NEW PRICE!!!** A well presented **FULLY RESIDENTIAL** two bedroom Omar 20ft x 28ft Detached Park Home set in this popular residential area. The property benefits from gas central heating, double glazing, off street parking and low maintenance garden. Briefly comprises: Front door leading into lounge open to dining room, kitchen, inner hallway, master bedroom with built in wardrobes, further double bedroom and bathroom. Externally: Low maintenance gravelled garden to front and side aspects with mature shrubs and patio seating area, blocked paved driveway to the side aspect providing off street parking and leading to a small detached building suitable for storage. **NO CHAIN!!!**

**Asking Price £100,000**

# 20 Grosvenor Park

Boroughbridge Road, Ripon, HG4 1UF



- NEW REDUCED PRICE!!!
- DETACHED 20ft x 28ft OMAR PARK HOME
- TWO BEDROOMS with built in wardrobes
- LOUNGE OPEN TO DINING ROOM
- DRIVEWAY PROVIDING OFF STREET PARKING
- LOW MAINTENANCE GRAVELLED + PATIO GARDEN
- CLOSE TO CANAL SIDE WALKS
- EASY ACCESS TO RIPON BYPASS
- NO CHAIN!!!

## FRONT DOOR

Double glazed front door leading into:

## LOUNGE

11'1" x 14'7" (3.38m x 4.45m)

Double glazed window to front and side aspects, double radiator, ceiling coving, feature fire place housing electric fire. Open plan to:

## DINING ROOM

7'11" x 6'9" (2.41m x 2.06m)

Double glazed window to front aspect, radiator, ceiling coving.

## KITCHEN

10'4" x 9'3" (3.15m x 2.82m)

Range of wall and base units with roll top work surface over, sink unit housing stainless steel bowl, drainer and swivel mixer tap, integrated four ring gas hob and oven with extractor hood over, cupboard housing boiler, space for upright fridge freezer, space and plumbing for washing machine, double radiator, ceiling coving, double glazed window and door to side aspect.

## INNER HALLWAY

8'3" x 3'2" (2.51m x 0.97m)

Storage cupboard, ceiling coving.

## BEDROOM ONE

10'1" x 9'5" (3.07m x 2.87m)

Double glazed window to side and rear aspects, radiator, ceiling coving, built in wardrobes.

## BEDROOM TWO

9'5" x 6'11" (2.87m x 2.11m)

Double glazed window to rear aspect, radiator, ceiling coving, built in wardrobes.

## BATHROOM

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

White suite comprising: Panelled bath with shower attachment, low level W.C., pedestal hand wash basin and taps, extractor fan,, double glazed window to side aspects, double radiator.

## EXTERNALLY

### DRIVEWAY

Blocked paved driveway providing off street parking and leading to small building suitable for storage.

### GARDEN

Low maintenance gravelled garden with mature planted borders to front and side aspects and patio seating area.

## AGENTS NOTES

FULLY RESIDENTIAL OMAR PARK

HOME

Pitch Fees Applies £136.00 Per Calendar Month

Bottled Gas.

Council Tax Band A

Age Restriction Applies of Over 50's on Grosvenor Park

Pet Restriction Applies on Grosvenor Park

## 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.

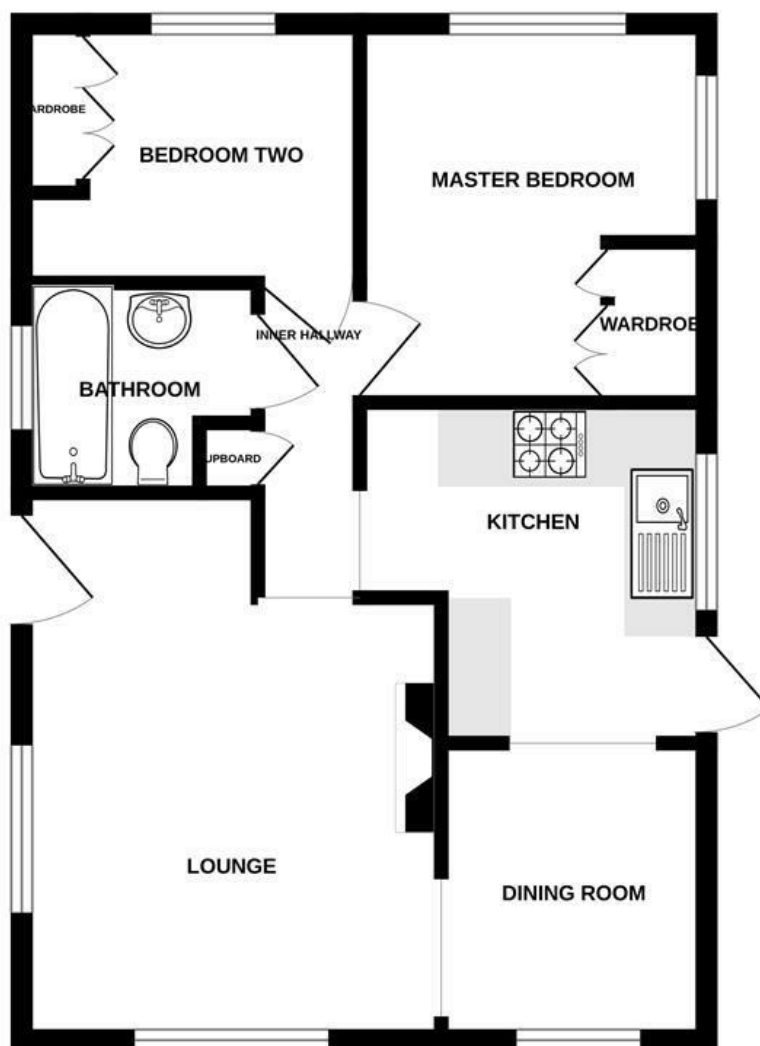
Take the 2nd exit towards the Race Course. Take the 1st turn on the left into Skelldale Close and Grosvenor Park will be seen immediately ahead.





## Floor Plan

GROUND FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.4 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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