



## 7 Palace Road Residential Park

Palace Road, Ripon, HG4 1EX

**NEW PRICE!!!** Within easy reach of Ripon City Centre PALACE ROAD PARK offers you an exciting opportunity to purchase a two bedroom Tingdene Park Home approx 32ft x 20ft on this residential OVER 45's site. The property benefits from two double bedrooms, spacious throughout, double glazing, gas central heating, being close to local amenities and within easy commute of the A1 and Ripon bypass. The property comprises: Spacious lounge dining room, kitchen, two bedrooms with fitted wardrobes, shower room. Externally: Low maintenance enclosed garden and driveway providing off street parking. **CHAIN FREE!!!**

**Asking Price £150,000**

# 7 Palace Road Residential Park

Palace Road, Ripon, HG4 1EX



- NEW PRICE!!!
- TWO DOUBLE BEDROOMS + SHOWER ROOM
- DRIVEWAY PROVIDING PARKING
- ON PALACE ROAD RESIDENTIAL PARK
- SPACIOUS LOUNGE DINING ROOM
- CLOSE TO RIPON CITY CENTRE
- DETACHED TINGDENE 20ft x 32ft PARK HOME
- LOW MAINTENANCE GARDENS
- NO CHAIN!!!

## ENTRANCE DOOR

Double glazed door leading into:

## KITCHEN

11'4" x 9'7" (3.45m x 2.92m)

Range of wall and base units with work top over, integrated four ring gas hob and oven with extractor hood over, sink unit housing stainless steel bowl and drainer with swivel mixer tap, ceiling coving, double glazed window to side aspect, double radiator, built in storage cupboards housing central heating boiler, plumbing and space for washing machine.

## LOUNGE DINING ROOM

19'4" x 13'8" (5.89m x 4.17m)

Double glazed bay windows x two to front aspect, ceiling coving, radiators x three, double glazed double patio doors to side aspect.

## INNER HALL

## BEDROOM ONE

9'5" x 11'11" (2.87m x 3.63m)

Double glazed window to rear aspect, radiator, ceiling coving, range of built in wardrobes and draw units.

## BEDROOM TWO

11'0" x 9'6" (3.35m x 2.90m)

Double glazed window to rear aspect, radiator, ceiling coving, range of built in wardrobes and draw units.

## SHOWER ROOM

6'8" x 5'6" (2.03m x 1.68m)

White suite comprising: Corner shower with mains shower attachment, low level W.C., pedestal hand wash basin and taps, double radiator, ceiling coving, extractor fan, double glazed window to side aspect.

## EXTERNALLY

## DRIVEWAY

Block paved driveway to the side of the property providing off street parking.

## ENCLOSED GARDENS

Low maintenance block paved and gravelled areas to the front, sides and rear aspects with hedge and walled perimeters, storage shed.

## AGENTS NOTES

Park Rules Apply On Park  
Pitch Fees Apply: £200 Per  
Calendar Month

Bottled Gas, Metered Electric, Water  
£37 Per Quarter

Council Tax Band A

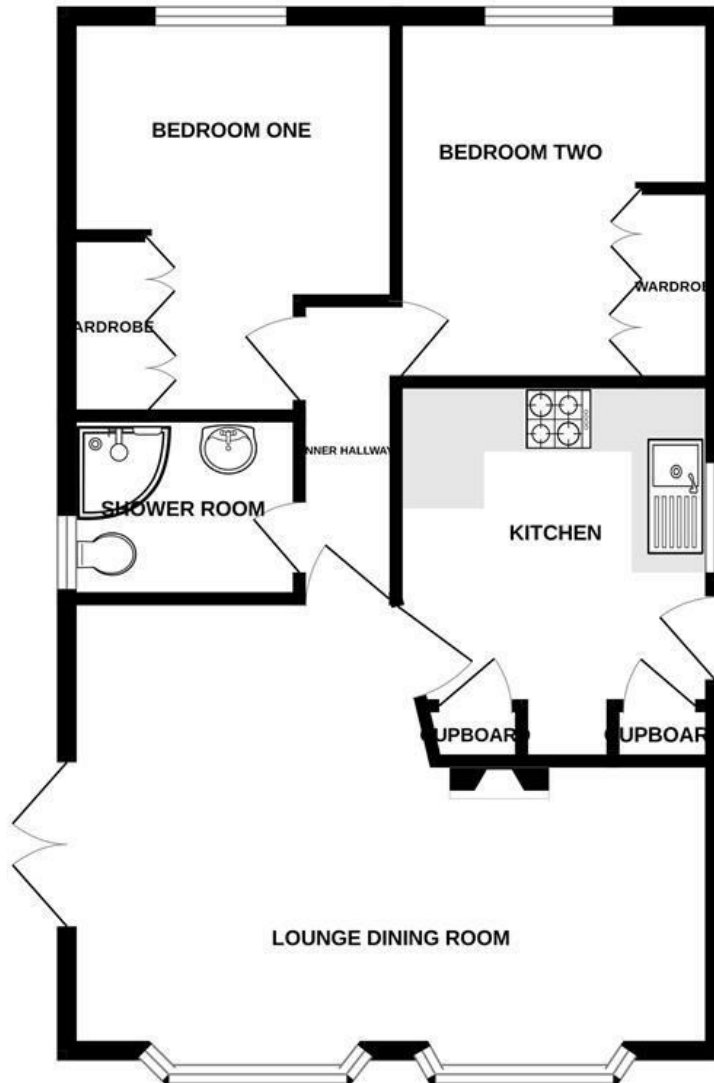
## DIRECTIONS

From Ripon Market Square head down North Street onto North Road towards Clock Tower. Turning left at the clock tower traffic lights and then first right onto Little Studley Road and then first right onto Palace Road Residential Park.



## Floor Plan

GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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