



89 Quarry Moor Park, Harrogate Road

Ripon, HG4 3AQ

Sitting on superb corner plot this modern and immaculately presented detached Fully Residential two bedroom 30ft x 25ft Park home is on Quarry Moor Park which is ideally located and close to open countryside yet within easy reach of Ripon City Centre. The property benefits from a good sized corner plot, sun room, study, spacious lounge dining room, gas central heating, double glazing and off street parking. This accommodation comprising: Front door leading into sun room, study, lounge dining room, kitchen, inner hallway, two bedrooms with built in wardrobes, shower room Externally: Low maintenance gravelled and patio gardens with a lovely back drop of mature trees and shrubs. A driveway to the front of the property providing off street parking.

Asking Price £115,000

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- DETACHED TWO BEDROOM 25ft X 30ft PARK HOME
- SPACIOUS LOUNGE DINING ROOM
- MODERN SHOWER ROOM
- SUPERB CORNER PLOT + ENCLOSED GARDEN
- DOUBLE GLAZING + GAS CENTRAL HEATING
- OFF STREET PARKING SPACE
- SUN ROOM + STUDY
- MODERN, LIGHT + SPACIOUS
- FULLY RESIDENTIAL HOME ON QUARRY MOOR PARK

LOUNGE/DINING ROOM

19'4" x 10'9" (5.89m x 3.28m)

Spacious room with double glazed bay windows to front aspect, two central heating radiators, feature fire place housing electric fire and extended surround, double door leading to sun room.

KITCHEN

9'4" x 9'1" (2.84m x 2.77m)

Range of well presented wall and base units with roll top work surface, sink unit, drainer and swivel mixer tap, gas cooker and hob, undercounter space and plumbing for washing machine, space for upright fridge freezer, storage cupboard, window and door to side aspect.

SUN ROOM

16'1" x 4'9" (4.90m x 1.45m)

Light and airy room, radiator, double glazed windows to front and side aspects, door to side garden.

STUDY

4'9" x 4'9" (1.45m x 1.45m)

Window to side aspect, radiator.

INNER HALL

Giving access to:

BEDROOM ONE

12'5" x 9'2" (3.78m x 2.79m)

Double glazed window to side aspect, radiator, built in wardrobes and draw unit, cupboard housing central heating boiler and further storage cupboard.

BEDROOM TWO

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

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

SHOWER ROOM

6'2" x 5'7" (1.88m x 1.70m)

White suite comprising: Low level

W.C., vanity unit housing basin and taps, shower cubicle housing Triton electric shower, radiator, double glazed window to side aspect, storage cupboard.

EXTERNALLY

ENCLOSED PATIO GARDEN + PARKING

Superb corner plot with parking to the front of the property. To the side is a delightful enclosed patio garden with fence and walled perimeter with storage shed. To the rear is a larger than average gravelled garden with fence perimeter and a rear access gate. To the other side there is a lawned and patio area with mature trees and fence perimeter.

AGENTS NOTES

FULLY RESIDENTIAL PARK

Pet and Age Restriction Applies on Quarry Moor Park

Pitch Fees Applies £158.42 PCM

Includes Water

Metered Gas and Electric

DIRECTIONS

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



Floor Plan

GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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