



29 Little Studley Park

Little Studley Road, HG4 1HE

On Little Studley Park this detached two bedroom Fully Residential park home is on a generous corner plot situated at the top of a cul-de-sac with open views and extensive lawned gardens. This modern, stylish and immaculately presented home is on the edge of Ripon within the quiet and peaceful setting. The property benefits from an idyllic location with open views across the park and countryside, gas central heating, double glazing, off street parking for several cars. The accommodation comprises: Front door, lounge dining room, modern kitchen, inner hallway, two double bedrooms and a modern bathroom. Externally: Superb corner plot with open views and an extensive lawned garden with mature flowering borders and hedge perimeter, off street parking area for several vehicles. Must be viewed to appreciate. Chain free!!!

Asking Price £160,000

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- ON LITTLE STUDLEY PARK
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- DESIRABLE TRANQIL LOCATION
- SUPERB CORNER PLOT WITH OPEN VIEWS
- MODERN KITCHEN + BATHROOM
- DOUBLE GLAZING
- DETACHED PARK HOME
- EXTENSIVE LAWNED GARDEN
- CHAIN FREE!!!

FRONT DOOR

Double glazed front door leading into:

LOUNG DINING ROOM

19'9" x 11'0" (6.02m x 3.35m)

Double glazed windows to front and side aspects, feature fire place housing electric fire, radiator x two, tv point.

KITCHEN

10'6" x 9'8" (3.20m x 2.95m)

Range of modern wall and base units with work surfaces over, ceramic sink with swivel mixer tap, integrated four ring electric hob and oven with extractor hood over, space and plumbing for washing machine, space for upright fridge freezer and tumble dryer, ceiling coving, radiator, double glazed door and window to side aspect.

INNER HALLWAY

Storage cupboard.

BEDROOM ONE

9'7" x 12'4" (2.92m x 3.76m)

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

BEDROOM TWO

9'9" x 9'9" (2.97m x 2.97m)

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

BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

Modern white suite comprising: Panelled bath with over head mains shower, vanity unit housing basin and mixer tap, low level W.C., extractor fan, radiator, built in storage cupboard housing central heating boiler, ceiling coving, double glazed window to side aspect.

EXTERNALLY

PARKING

Low maintenance gravelled area providing off street parking for several vehicles,

GARDEN

Superb corner plot with open views and an extensive lawned garden with mature flowering borders, hedge perimeter and storage shed.

AGENTS NOTES

Age Restriction of Over 50's Applies on Little Studley Park.

Pets allowed with restrictions.

Pitch Fee £177.65 Per Calendar Month.

Bottled Gas + Metered Electric Council Tax Band A.

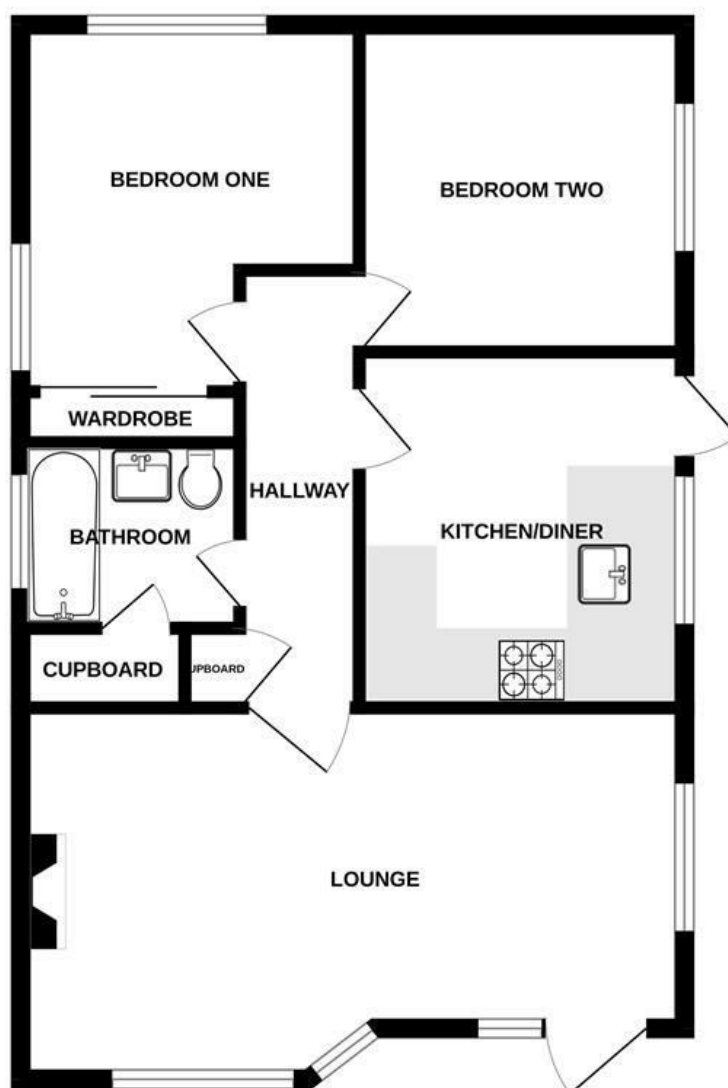
DIRECTIONS

On Leaving Ripon Market Place via North Street turn left at the second set of traffic lights by the clock tower onto A16108 Palace Road and shortly after turn right onto Little Studley Road, continue for some distance and Little Studley Park can be found at the very end on the left hand side. Our property can be identified by our For Sale board.



Floor Plan

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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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