



## 1 Aldermans Meadow

Harrogate Road, Ripon, HG4 3FD

Aldermans Meadow offers you an opportunity to acquire a superbly presented 10 year old 28ft x 22ft Prestige Fanfare two double bedroom detached park home benefitting from being in a cul de sac location on the beautifully maintained and ideally located Quarry Moor Park. Close to open countryside yet within easy reach of Ripon and Harrogate with a bus stop located near the park entrance. This park home offers you high quality accommodation comprising: Modern kitchen, lounge dining room, inner hallway, bedroom one and two with built in wardrobes, large spacious modern bathroom with bath and separate shower. Externally: Low maintenance gravelled and patio garden to three sides with a driveway providing off street parking. Viewing essential to appreciate what is on offer!!! No Chain!!!

**Asking Price £145,000**

# 1 Aldermans Meadow

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- DETACHED PRESTIGE 28FT X 22FT PARK HOME
- MODERN SPACIOUS KITCHEN
- DRIVEWAY PROVIDING PARKING
- CHAIN FREE !!!
- ON ALDERMANS MEADOW
- LARGE SPACIOUS BATHROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- TWO BEDROOMS WITH FITTED WARDROBES
- LOW MAINTENANCE GARDENS TO THREE SIDES
- SECLUDED CUL DE SAC LOCATION

## LOUNGE

10'4" x 14'8" (3.15m x 4.47m)

Feature double glazed bay window to side aspect, double glazed patio doors to front aspect, double radiator, tv point, ceiling coving.

## KITCHEN

12'4" x 10'4" (3.76m x 3.15m)

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

## INNER HALL

Loft access, ceiling coving.

## BEDROOM ONE

10'4" x 8'6" (3.15m x 2.59m)

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

## BEDROOM TWO

7'11" x 10'8" (2.41m x 3.25m)

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

## BATHROOM

8'5" x 7'3" (2.57m x 2.21m)

Modern white suite comprising: Panelled bath with taps, large corner shower with chrome shower attachment, pedestal hand wash basin and tap, low level W.C., chrome wall mounted towel rail, ceiling coving, extractor fan, double glazed window to side aspect.

## EXTERNALLY

## DRIVEWAY

Driveway to the front aspect providing off street parking.

## PATIO GARDEN

Low maintenance patio and gravelled garden to three sides, water tap, garden shed.

## AGENTS NOTES

Council Tax Band A.

Pitch Fee Applies: £234.00 Per Calendar Month.

Prestige Fanfare 28ft x 22ft, 10 years old

Over 50's Age Restriction Applies On Park.

Pet Restrictions Applies On Park.

## DIRECTIONS

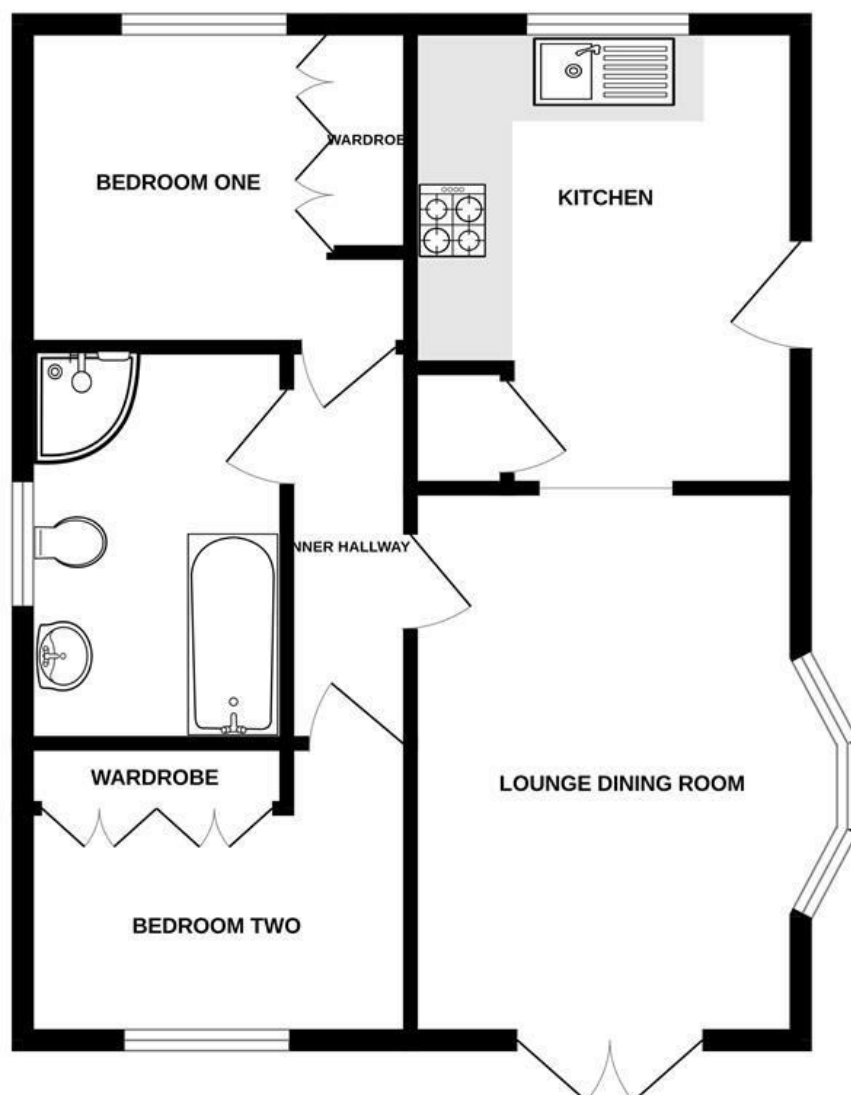
Leave Ripon on the Harrogate Road, go straight over at the Mcdonalds roundabout and after 200 yards turn right onto Quarry Moor Park, keeping to the left hand side take the first left and then the next right and the property is located on the left hand side on Aldermans Meadow.





## Floor Plan

GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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