Sherringtons
Sales & Lettings









16 Grosvenor Park

Ripon, HG4 1UF

A well-presented two bedroom Stately Albion residential park home, offering flexible living accommodation, ideal for downsizing. Approximately 40ft long, widening from 12ft to 16ft, providing surprisingly spacious accommodation.
Featuring a welcoming lounge, well-appointed kitchen/dining area, main bedroom with fitted wardrobes, second bedroom and separate study. Additional benefits include a sun room overlooking the garden, modern shower room and a separate W.C., gas central heating, double glazing and exterior insulation provide additional comfort.
Outside offers low-maintenace gardens, parking for two vehicles and a substantial-sized powered shed/workshop, ideal for hobbies and storage.
Situated on the popular fully residential Grosvenor Park, within easy reach of Ripon. An excellent opportunity for comfortable, low-maintenance living with no onward chain.

Asking Price £129,977

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- DOWNSIZE IN COMFORT WITHOUT SACRIFICING SPACE
- COMFORTABLE LOUNGE, KITCHEN/DINING AREA AND MODERN SHOWER ROOM
- LARGE POWERED 12'2" X 9'0" SHED/WORKSHOP
- AGE RESTRICTIONS APPLY AND PARK RULES APPLY
- TWO BEDROOMS AND W.C. OFF MAIN BEDROOM. PLUS SEPARATE STUDY/HOME OFFICE
- PRIVATE OFF-ROAD PARKING FOR TWO VEHICLES
- DOUBLE GLAZING, EXTERIOR INSULATION. NO ONWARD CHAIN
- SUN ROOM WITH PATIO DOORS OPENING ONTO PRIVATE REAR GARDEN
- GENEROUS, LOW-MAINTENANCE PRIVATE GARDENS
- FULLY RESIDENTIAL GROSVENOR PARK - £181 MONTHLY PITCH FEE

ENTRANCE DOOR

Double glazed front door leading into:

DINING AREA

10'4" x 4'5" (3.15m x 1.35m)
Sliding patio door to side aspect.

LOUNGE

11'7" x 12'1" (3.53m x 3.68m)
Double glazed bay window to front aspect and double glazed window to side aspect, feature fire place housing electric fire, ceiling coving, television and phone points, double radiator.

KITCHEN

8'1" x 11'8" (2.46m x 3.56m)
Range of modern wall and base units with work surface over, sink unit housing stainless steel one and half bowls, drainer and mixer tap, four ring gas hob and electric oven with extractor hood over. Space for upright fridge freezer, space and plumbing for washing machine, cupboard housing combi boiler, ceiling coving, double glazed window to side aspect.

INNER HALL

Built in storage cupboard, double radiator, ceiling coving.

BEDROOM ONE

11'8" x 9'6" (3.56m x 2.90m)
A range of built in wardrobes with up and over units, ceiling coving, double radiator.

SUN ROOM

6'2" x 4'6" (1.88m x 1.37m)
Double glazed patio doors to side aspect, double glazed window to rear aspect, glazed roof and electric convector.

CLOAKS/W.C

2'2" x 4'6" (0.66m x 1.37m)
Modern white suite comprising: low level W.C., vanity unit housing basin and taps, glazed ceiling.

BEDROOM TWO

10'0" x 4'6" (3.05m x 1.37m)
Double glazed window to side aspect, built in storage cupboards.

SHOWER ROOM

4'6" x 7'5" (1.37m x 2.26m)
Modern white suite comprising: vanity unit housing basin and taps, low level W.C. with hidden cistern, corner shower cubicle with mains shower, wall mounted heated towel rail, ceiling coving, extractor fan, double glazed window to side aspect.

HOME STUDY/OFFICE

4'3" x 8'8" (1.30m x 2.64m)
Double glazed window to side aspect, ceiling coving, single radiator, loft access, built in desk and storage cupboard.

EXTERNALLY

FRONT GARDEN & PARKING

Lawned garden to the front with off street parking for 2 vehicles leading to:

SIDE & REAR GARDENS

Patio and artificial grassed area leading to a further patio area at the rear aspect and giving access to large storage shed.

STORAGE SHED/WORKSHOP

12'2 x 9'0" (3.71m x 2.74m)
Large storage shed/work shop with light and power.

AGENTS NOTES

Fully Residential Park Home
Pitch Fees £181.00 Per Calendar Month
Bottled Gas & Metered Electric
Park Rules Apply on Grosvenor Park
Age Restriction Applies of Over 45 years old on Grosvenor Park
Pet Restriction Applies on Grosvenor Park





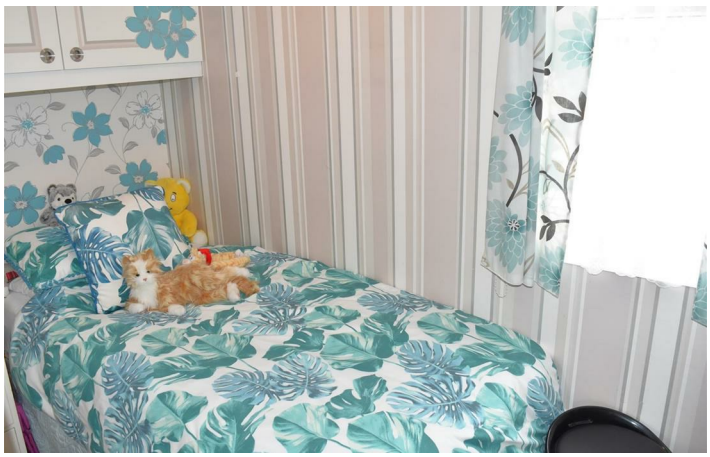






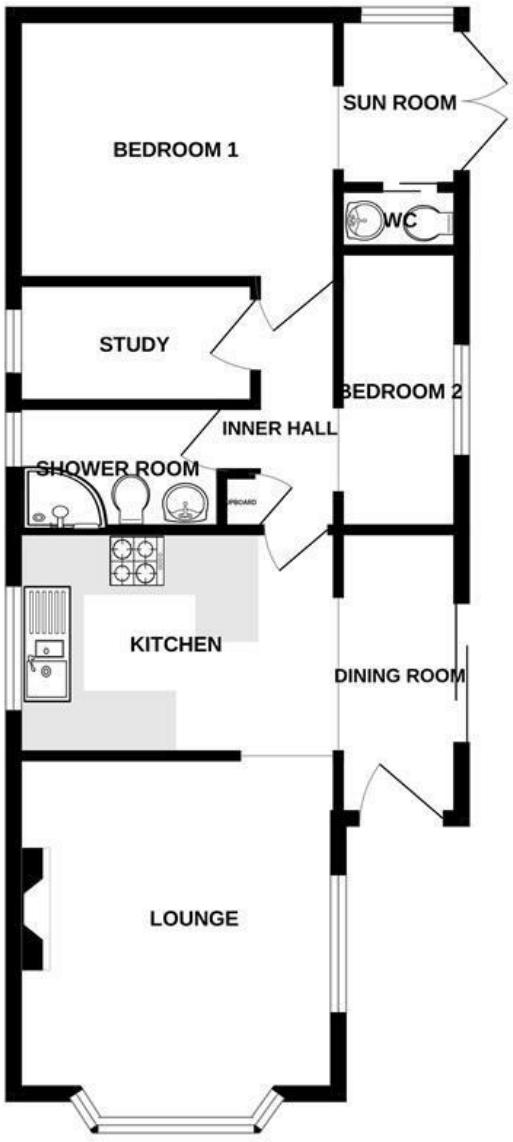






Floor Plan

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 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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