

## 32 Little Studley Park

Little Studley Road, Ripon, HG4 1HE

A detached 20ft x 32ft two double bedroom Fully Residential OMAR Park Home sited on a generous corner plot on Little Studley Park is set in an idyllic location on the edge of Ripon. The property benefits from a quiet and peaceful setting close to open countryside with gas central heating, double glazing and off street parking. The accommodation comprises: Front door, entrance porch, dining room, kitchen, lounge, inner hallway, two double bedrooms and a bathroom. Externally: On a large corner plot with a lawned garden, hardstanding and gravelled seating areas with raised planted mature borders and shrubs, driveway providing off street parking. A lovely light and spacious property with scope to modernise. Chain free!!!

**Asking Price £110,000**

# 32 Little Studley Park

Little Studley Road, Ripon, HG4 1HE



- DETACHED OMAR 20ft x 32ft PARK HOME
- TWO DOUBLE BEDROOMS
- LAWNED + GRAVELLED MATURE GARDEN
- PARK RULES APPLY INC AGE + PET RESTRICTIONS
- FULLY RESIDENTIAL PARK HOME ON LITTLE STUDLEY PARK
- A LOVELY PROPERTY WITH SCOPE TO MODERNISE
- DRIVEWAY PROVIDING OFF STREET PARKING
- LARGE CORNER PLOT IN AN IDYLIC LOCATION
- LIGHT + SPACIOUS THROUGHOUT
- DOUBLE GLAZING + GAS CENTRAL HEATING

## FRONT DOOR

Leading into:

## ENTRANCE PORCH

3'8" x 7'0" (1.12m x 2.13m)

Double glazed door, double glazed window to side aspect.

## LOUNGE

10'11" x 14'7" (3.33m x 4.45m)

Double glazed bay window to front aspect, double glazed door to side aspect, fireplace housing gas fire, radiator,

## DINING ROOM

8'2" x 6'9" (2.49m x 2.06m)

Double glazed bay window to front aspect, radiator.

## KITCHEN

10'5" x 9'3" (3.18m x 2.82m)

Range wall and base units with work surface over, sink unit housing stainless steel bowl, drainer and taps, freestanding cooker, space for upright fridge freezer, extractor fan, cupboard housing hot water tank, double glazed window to side aspect.

## INNER HALL

Storage cupboard.

## BEDROOM ONE

9'2" x 13'10" (2.79m x 4.22m)

Double glazed windows to rear and side aspects, range of built in wardrobes, radiator.

## BEDROOM TWO

10'11" x 9'5" (3.33m x 2.87m)

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

## BATHROOM

6'6" x 5'6" (1.98m x 1.68m)

Modern white suite comprising: Panelled bath and taps with over head triton shower, low level W.C., pedestal handwash basin and taps, radiator, double glazed window to side aspect.

## EXTERNALLY

## LARGE GARDEN

On a large corner plot with hard standing areas to side and rear aspects with raised planting borders, outside water tap, large storage shed.

## PARKING

Driveway to front aspect providing off street parking.

## AGENTS NOTES

Property Sited approx 1987  
Age Restriction of Over 50's Applies on Little Studley Park.

Pets Allowed with Restrictions on Park

Pitch Fee £183.55 Per Calendar Month.

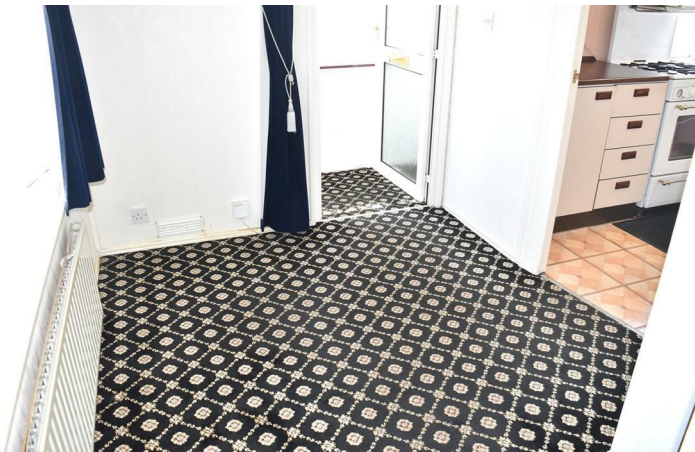
LPG Gas + Metered Electric

On site gated storage available for motor homes or caravans on request to the park owners.

Park Rules Apply.

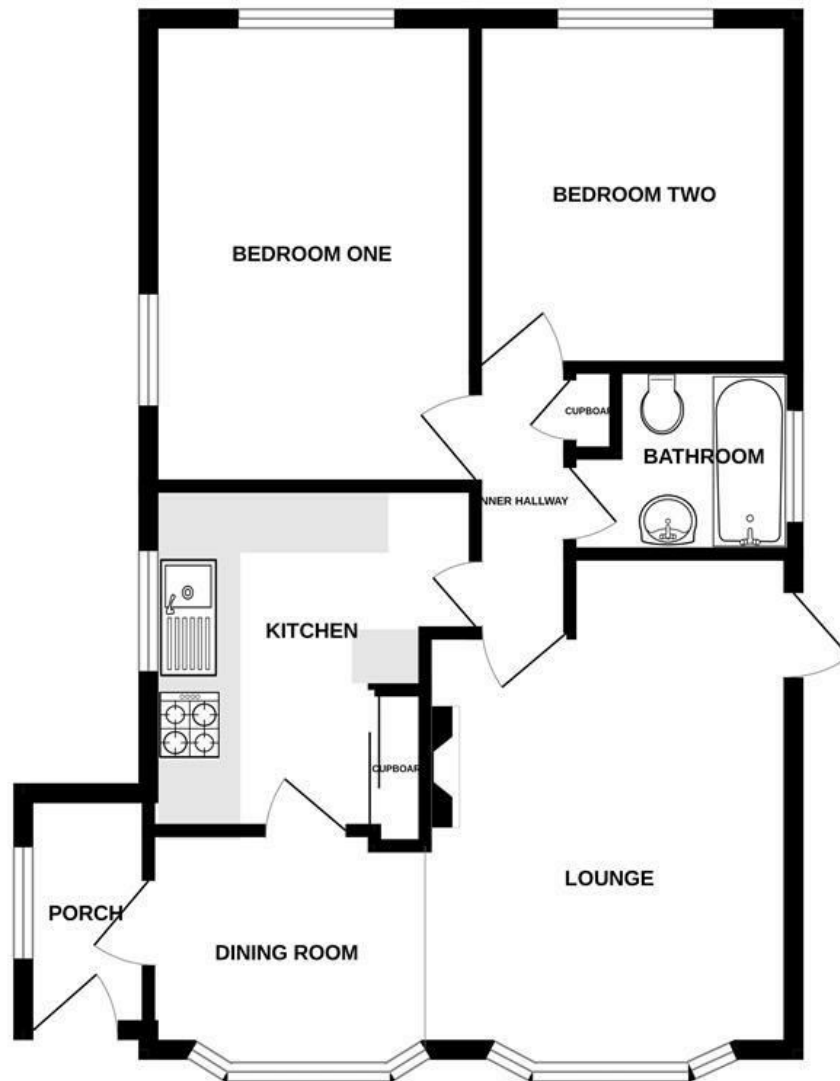
## DIRECTION

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  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 612 sq.ft. (56.8 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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