



## 25 Grosvenor Park

Boroughbridge Road Ripon, HG4 1UF

GROSVENOR PARK offers you an exciting opportunity to acquire a Brand New Omar 40ft x 20ft two bedroom Park Home Close to open countryside yet within easy reach of Ripon this park offers you high quality accommodation. The property comes complete with a furniture pack and benefits from two double bedrooms, two bathrooms, gas central heating, double glazing and single garage. Briefly comprising: A fantastic sized semi open plan lounge dining kitchen. Master bedroom with walk through dressing room and ensuite shower room, a further double bedroom with built in wardrobe and a modern bathroom. Externally: Enclosed garden area to two sides and driveway providing off street parking leading to an established single garage. A LOVELY HOME READY TO MOVE INTO.

**Asking Price £225,000**

# 25 Grosvenor Park

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- NEW CONTEMPORARY HOME ON GROSVENOR PARK
- ESTABLISHED SINGLE GARAGE
- ENCLOSED GARDEN TO TWO SIDES
- DOUBLE GLAZING + GAS CENTRAL HEATING
- BRAND NEW 40FT X 20FT OMAR PARK HOME
- MODERN KITCHEN + BATHROOMS
- FURNITURE PACK INCLUDED
- TWO DOUBLE BEDROOMS
- DRIVEWAY PROVIDING OFF STREET PARKING
- AGE RESTRICTION + PARK RULES APPLY ON PARK

## FRONT DOOR

Double glazed front door leading into:

## ENTRANCE HALL

Semi enclosed entrance hall with built in storage cupboard, radiator. Open plan to:

## LOUNGE

18'10" x 10'9" (5.74m x 3.28m)

Semi open plan lounge area with vaulted ceiling and built in cabinetry, tv and phone points, radiators, ceiling coving, double glazed tall windows to front and side aspects and double doors leading out to front aspect. Open plan to:

## DINING AREA

13'2" x 9'2" (4.01m x 2.79m)

Two x double glazed tall windows to side aspect, ceiling coving, double radiator, vaulted ceiling. Open plan to:

## KITCHEN

9'10" x 11'4" (3.00m x 3.45m)

Range of modern wall and base units with work top over, sink unit housing bowl and drainer with swivel mixer tap, integrated 4 ring gas hob with extractor hood over, integrated eye level electric oven, integrated fridge freezer, dishwasher and washing machine, built in storage cupboard housing boiler, vaulted ceiling with inset ceiling spot lights, ceiling coving, Double glazed window and door to side aspect.

## INNER HALL

Leading to:

## MASTER BEDROOM

8'8" x 9'2" (2.64m x 2.79m)

Two x double glazed tall windows to side aspect, radiators, ceiling coving leading into:

## DRESSING AREA

Walk through dressing area with shelving and hanging rails leading into:

## EN SUITE SHOWER ROOM

5'4" x 6'7" (1.63m x 2.01m)

Modern ensuite shower room with corner shower cubicle housing mains shower, low level W.C., vanity unit housing basin and mixer tap, chrome towel radiator, extractor fan, double glazed window to side aspect.

## BEDROOM TWO

9'1" x 9'8" (2.77m x 2.95m)

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

## BATHROOM

6'6" x 5'10" (1.98m x 1.78m)

Modern white suite comprising; panelled bath and mixer tap, low level W.C., vanity unit housing basin and mixer tap, wall mounted heated towel rail, ceiling coving, extractor fan, double glazed window to side aspect.

## EXTERNALLY

### ENCLOSED GARDEN

Enclosed garden to the rear and side aspects.

### DRIVEWAY + SINGLE GARAGE

Driveway to the side of the property providing off street parking and leading to an established single garage.

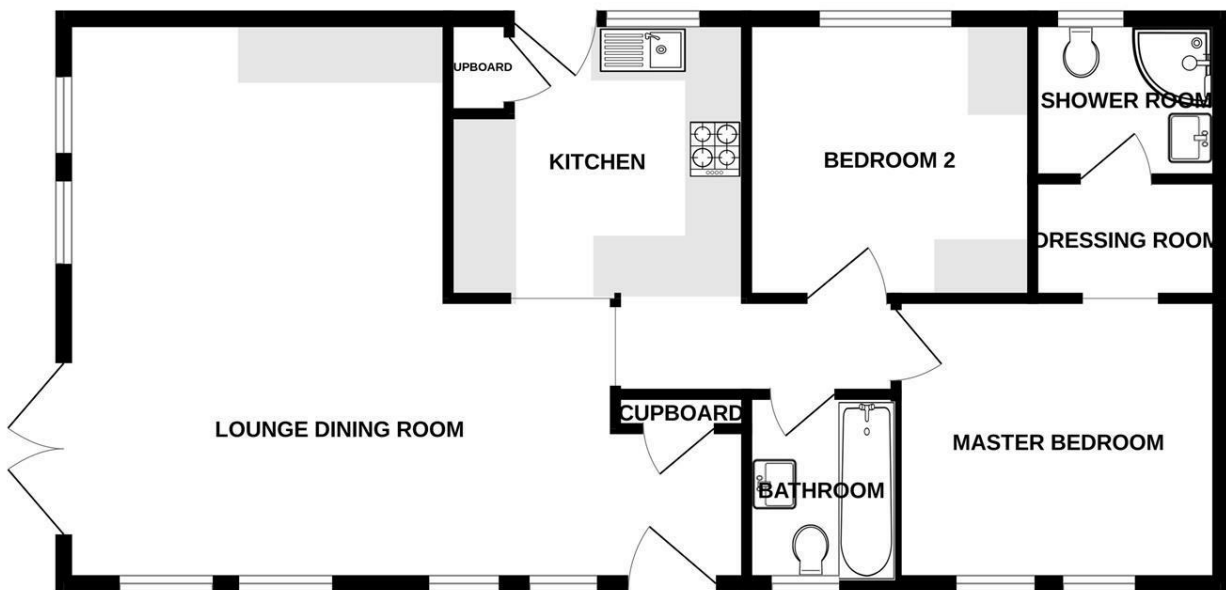
### AGENTS NOTES

New Omar Park Home to be Sited 1st April 2026 Includes Furniture Pack. 10 Year Gold Shield Structural Warranty. Pitched Tiled Roof (tiles guaranteed for 50 years) UPVC Double Glazing (10 Year Frame Warranty + 5 Year Glazing Warranty) Pitch Fees Applies £220 Per Calendar Month Park Rules Apply on Grosvenor Park Age Restrictions and Pet Restrictions Apply on Grosvenor Park



## Floor Plan

GROUND FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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