Sherringtons
Sales & Lettings

12 Langthorpe Park

Boroughbridge, YO51 9BF

FABULOUS NEW PRICE !!! A fantastic opportunity to purchase a Brand New Winfell Lodge 42ft x14ft two bedroom detached Park Home on the well maintained and fully residential Langthorpe Park which consist of only12 homes in total and within walking distance of Boroughbridge with a bus stop to Ripon only 2 minute' walk away. The property benefits from being brand new, modern, light and spacious throughout with a kitchen dining room open plan to lounge with sliding double patio doors leading out to generous sized garden area and driveway providing off street parking. Briefly comprises: entrance door leading into kitchen dining room open plan to lounge with sliding double patio doors leading out to generous sized plot, master bedroom with fitted wardrobes and ensuite shower room, bedroom two with fitted wardrobe, utility cupboard, modern shower room. Externally: Enclosed low maintenance gravelled garden to three sides of the property with two off street parking spaces. A LOVELY MODERN PROPERTY.

Asking Price £140,000

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- BRAND NEW WINFELL LODGE 42ft x 14ft PARK HOME
- ON LANGTHORPE PARK BOROUGHBRIDGE
- DETACHED TWO BEDROOMS HOME
- OPEN PLAN KITCHEN DINING LOUNGE
- MASTER BEDROOM WITH ENSUITE
- MODERN SHOWER ROOM
- GENEROUS GARDEN AREA
- OFF STREET PARKING FOR TWO CARS
- GAS CENTRAL HEATING + DOUBLE GLAZING
- FABULOUS NEW PRICE !!!

ENTRANCE DOOR

Double glazed door leading into;

KITCHEN DINING ROOM

8'11" x 12'9" (2.72m x 3.89m)
Range modern wall and base units with work surface over, sink unit housing bowl, drainer and chrome swivel mixer tap. integrated five ring gas hob with extractor hood over, Integrated oven and microwave, integrated fridge freezer and dishwasher, cupboard housing central heating boiler, vaulted ceilings with inset spot lights, wall mounted double glazed window to side aspect. Open Plan to:

LOUNGE

12'10" x 9"9" (3.91m x 2.74m'2.74m)
Vaulted ceiling with inset spot lights, wall mounted radiator, double glazed window to side aspect. double glazed sliding double doors and windows to front aspect,

UTILITY CUPBOARD

3'5" x 2'5" (1.04m x 0.74m)
Space and plumbing for washing machine, shelf unit.

INNER HALL

Vaulted ceiling, inset ceiling spot lights, radiator.

MASTER BEDROOM

10'8" x 12'10" (3.25m x 3.91m)
Double glazed window to side and rear aspect, double radiator, built in wardrobes and draw units, vaulted ceiling with inset spot lights.

ENSUITE SHOWER ROOM

5'4" x 5'2" (1.63m x 1.57m)
Modern white suite comprising; low level W.C., vanity unit housing basin and mixer tap, corner shower cubicle with mains shower, wall mounted heated towel rail, extractor fan, vaulted ceiling with inset spot lights, double glazed window to side aspect.

BEDROOM TWO

6'6" x 10'8" (1.98m x 3.25m)
Double glazed window to side aspect, radiator, built in wardrobes and up and over units, vaulted ceiling with inset spot lights,

SHOWER ROOM

3'5" x 8'5" (1.04m x 2.57m)
Modern white suite comprising; low level W.C., vanity unit housing basin and mixer tap, double shower cubicle with mains shower, wall mounted heated towel rail, extractor fan, vaulted ceiling with inset spot lights, double glazed window to side aspect.

EXTERNALLY

GARDEN

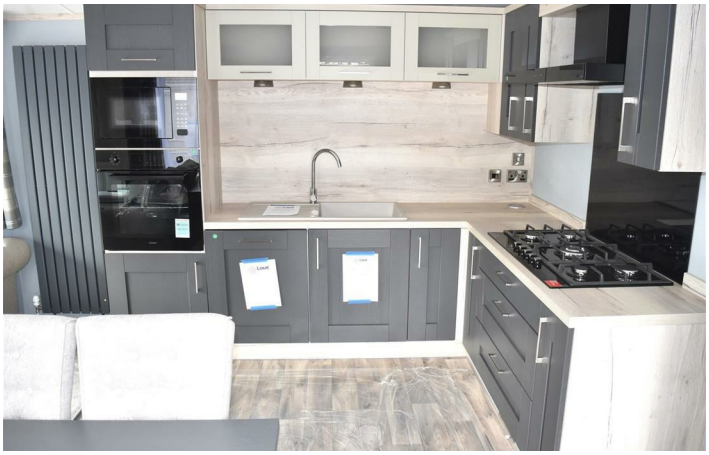
Raised decked seating area with steps leading down to a generous sized plot with enclosed low maintenance gravelled area to three sides with fenced and hedge perimeters.

OFF STREET PARKING

Driveway providing off street parking for two cars.

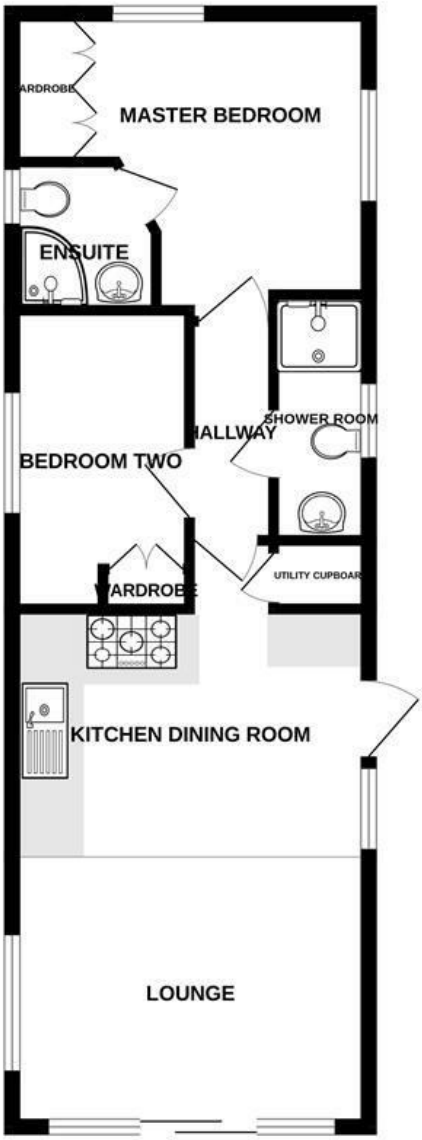
AGENTS NOTES

New Property Sited 2026
Pitch Fee Applies: Approx £35.00 per week paid quarterly.
Pets are allowed (up to two dogs)
Langthorpe Park Rules Apply
Over 50 Yrs Age Restrictions Applies on Park



Floor Plan

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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