Sherringtons
Sales & Lettings









8 Palace Road Residential Park

, Ripon, HG4 1EX

Within easy reach of Ripon City Centre PALACE ROAD RESIDENTIAL PARK offers you an exciting opportunity to purchase an immaculately presented two bedroom detached Willerby Park Home approx 40ft x 20ft on this fully residential OVER 50's site. The property benefits from being only 6 years old on a private corner plot and being modern, light and spacious throughout with two double bedrooms, ensuite and dressing room, open views to the rear, double glazing, gas central heating. Also being close to local amenities and within easy commute of the A1 and Ripon bypass. The property comprises; spacious lounge and dining room with feature bay windows, modern kitchen, utility room, two double bedrooms and modern bathroom. Externally; low maintenance enclosed paved and gravelled garden and a resin driveway proving ample off street parking. A LOVELY PROPERTY.

Asking Price £210,000

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, Ripon, HG4 1EX

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- DETACHED TWO BEDROOM PARK HOME
- FEATURE BAY WINDOWS ON TWO SIDES
- MODERN KITCHEN AND BATHROOMS
- 40FT X 20FT WILLERBY HOME SITED 2020
- ENCLOSED LOW MAINTENANCE GARDEN
- OPEN VIEW TO REAR FROM RAISED SEATING AREA
- MASTER BEDROOM WITH ENSUITE AND DRESSING ROOM
- RESIN DRIVEWAY WITH PARKING FOR 2-3 CARS
- ON FULLY RESIDENTIAL PALACE ROAD PARK

ENTRANCE HALL
Double glazed front door, two storage cupboards, radiator, loft access.

LIVING ROOM
16'2" x 10'10" (4.93m x 3.30m)
Feature bay window to front and side aspect and further double glazed window to side aspect, feature vaulted ceiling, feature fire place housing electric fire, ceiling coving, two wall mounted radiators.
Open plan to:

DINING ROOM
8'4" x 7'11" (2.54m x 2.41m)
Feature bay window to front aspect, vaulted ceiling, ceiling coving, radiator.

KITCHEN
8'3' x 7'10" (2.51m' x 2.39m)
A range of modern wall and base units with roll top work surface over, 1/5 stainless steel sink unit with chrome mixer tap, integrated 4 ring electric hob with extractor hood over, integrated electric oven and microwave, integrated dishwasher, vaulted ceiling with inset ceiling spot lights, double glazed window to side aspect.

UTILITY ROOM
8'4" x 5'1" (2.54m x 1.55m)
Range of wall and base units with work surface over, stainless steel sink unit with swivel mixer tap, integrated washing machine, cupboard housing central heating boiler, radiator, ceiling coving, inset ceiling spot lights, extractor fan, double glazed door to side aspect.

BEDROOM ONE
9'4" x 9'3" (2.84m x 2.82m)
Double glazed window to side aspect, radiator, ceiling coving.

WALK IN WARDROBE
7'8" x 4'11" (2.34m x 1.50m)
Radiator, ceiling coving, inset ceiling spot lights, hanging rails and shelves.

EN-SUITE SHOWER ROOM
7'9" x 4'10" (2.36m x 1.47m)
Modern white suite comprising; double shower cubicle with mains shower attachment, vanity unit housing basin and tap, low level W.C., wall mounted chrome towel rail, ceiling coving, inset ceiling spot lights, mirrored wall cabinet, double glazed window to side aspect

BEDROOM TWO
9'8" x 9'6" (2.95m x 2.90m)
Feature bay window to side aspect with window seat and open views beyond, radiator, built in wardrobes, radiator.

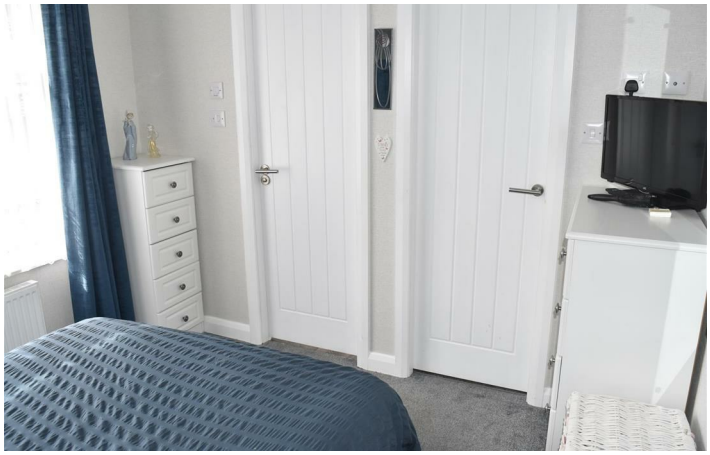
BATHROOM
6'6' x 5'7" (1.98m' x 1.70m)
Modern white suite comprising: Panelled bath with chrome shower attachment, vanity unit housing sink unit, low level W.C., chrome wall mounted towel rail, inset ceiling spot lights, double glazed window to side aspect.

EXTERNAL
Gated access leading to resin driveway to the side with parking for 2-3 cars. The property has a gravelled pathway to the front leading to a delightful enclosed gravell and stepping stones to the far side, with mature shrubs and plants with a fence and walled perimeter and providing a quiet and private area with open countryside views. There is a also a raised decked area off the, entrance hall access, with glass surround providing an elevated seating are over looking the fields. To the rear is a further gravelled area leading to a storage building.

STORAGE BUILDING
10'5" x 6'9" (3.18m x 2.06m)
With light, power and window.

AGENTS NOTES
Council tax band A
Pitch fee applies: £212.85 per month from April 2026.
Property sited in 2020
Age restriction applies of over 50's.
The property can come fully furnished or unfurnished.

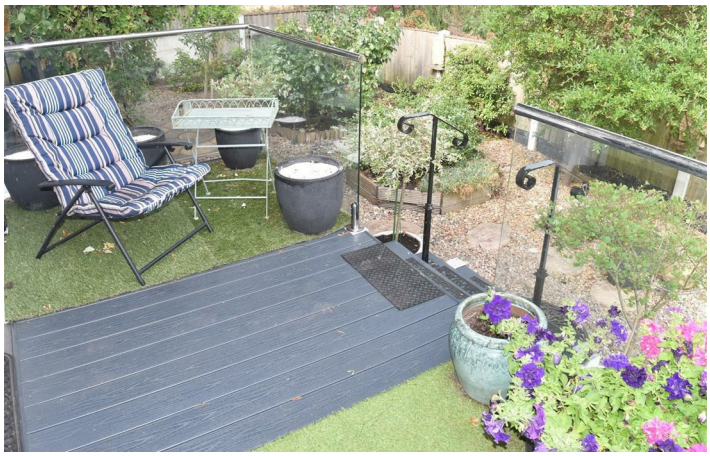










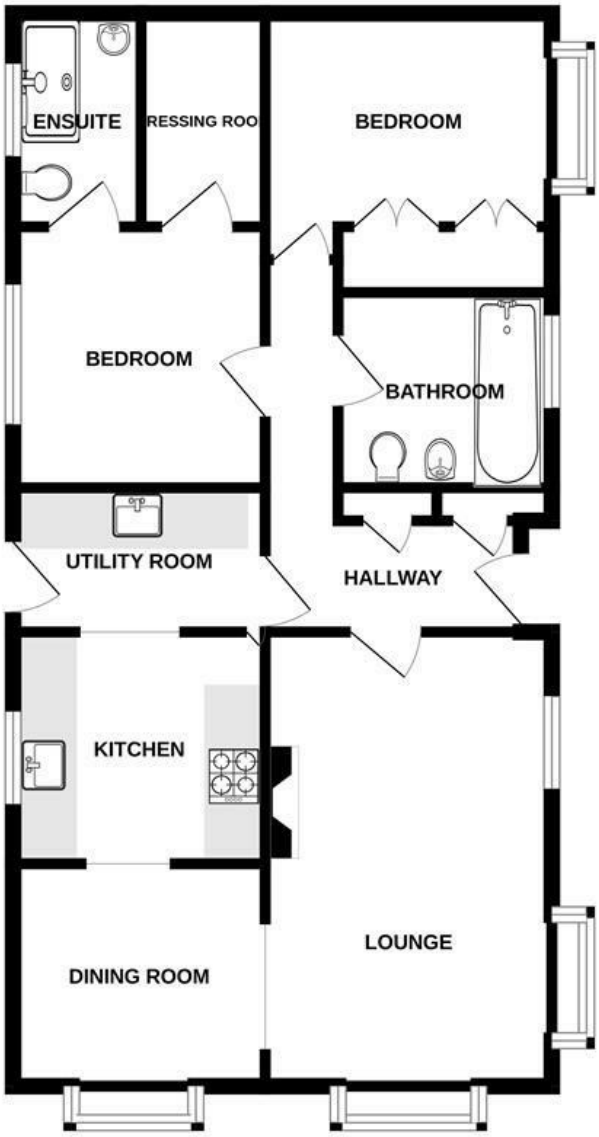






Floor Plan

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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