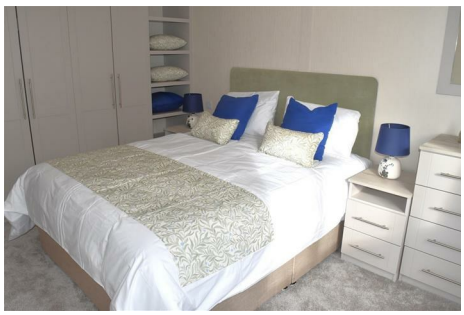
Sherringtons
Sales & Lettings









69 Quarry Moor Park

Harrogate Road, Ripon, HG4 3AQ

A Brand New detached 40ft x14ft fully residential two bedroom Omar Regency park home including furniture pack is located on the popular and ideally located Quarry Moor Park. This over 50's park is adjacent to open countryside yet close to Ripon City centre and offers easy access to public transport links. Property benefits from being spacious, light and modern throughout, furniture pack, two bedrooms, off street parking for two cars, enclosed patio gravelled garden, double glazing and gas central heating. The accommodation briefly comprises; entrance door, hallway, lounge, kitchen dining room, double bedroom with built in wardrobes, further single bedroom with built in wardrobe and modern bathroom. Externally; enclosed low maintenance gravelled garden with a patio seating area to one side, storage shed and driveway providing off street parking, NO CHAIN !!!

Asking Price £149,950

69 Quarry Moor Park

Harrogate Road, Ripon, HG4 3AQ

2 1 1

- BRAND NEW 14ft x 40ft DETACHED PARK HOME
- MODERN, SPACIOUS + LIGHT THROUGHOUT
- GAS CENTRAL HEATING + DOUBLE GLAZING
- FULLY RESIDENTIAL QUARRY MOOR PARK
- ENCLOSED PATIO + GRAVELLED GARDEN
- FURNITURE PACK INCLUDED
- TWO BEDROOMS WITH FITTED WARDROBES
- DRIVEWAY PROVIDING PARKING
- PARK RULES + RESTRICTIONS APPLY

ENTRANCE DOOR

Double glazed front door leading into;

ENTRANCE HALL

Radiator, ceiling coving, inset ceiling spot lights.

LOUNGE

13'1" x 10'8" (3.99m x 3.25m)
Double glazed windows to front and side aspects, feature fire place housing electric fire, ceiling coving, tv and phone points, radiators x two.

KITCHEN DINING ROOM

11'0" x 13'1" (3.35m x 3.99m)
Range of modern wall and base units with work surface over, integrated gas hob and oven with extractor hood over, sink unit housing bowl and drainer with swivel mixer tap, integrated fridge freezer and washing machine. cupboard housing central heating boiler, ceiling coving, inset ceiling spot lights, double radiator, double glazed window and door to side aspects.

BEDROOM ONE

8'6"x 13'1" (2.59mx 3.99m)
Double glazed window to side aspect, radiator, ceiling coving, built in wardrobes.

BEDROOM TWO

4'11" x 10'7" (1.50m x 3.23m)
Double glazed window to side aspect, radiator, ceiling coving, built in wardrobe.

BATHROOM

8'0" x 5'9" (2.44m x 1.75m)
White suite comprising; panelled bath with overhead mains shower, low level W.C., pedestal hand wash basin and mixer tap, inset ceiling spot lights, shaver socket, ceiling coving, extractor fan, double radiator, built in storage cupboard with shelves, double glazed window to side aspect.

EXTERNALLY

ENCLOSED PATIO GARDEN

Enclosed low maintenance gravelled garden to all sides with fenced perimeter and a further patio seating area, metal storage shed.

DRIVEWAY

Gravelled driveway providing off street parking for two cars.

AGENTS NOTES

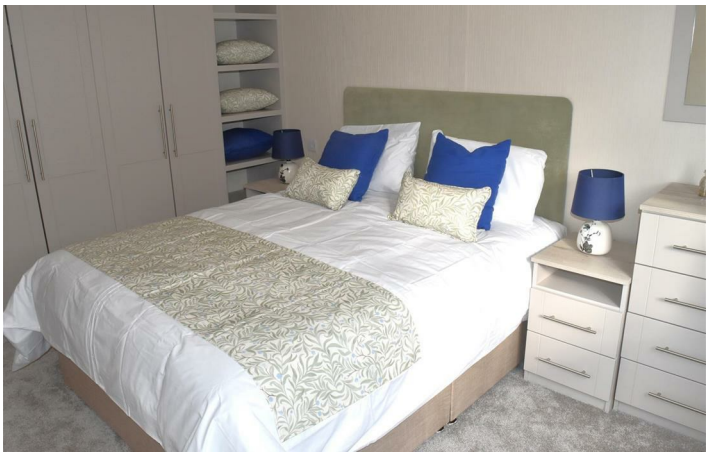
Brand New Omar Regency Park Home Includes Furniture Pack.
Council Tax Band A.
Pitch Fee Applies: £241.66 Per Calendar Month.
Metered- Gas, Electric and Water
Over 50's Age Restriction Applies On Park.
Pet Restrictions Applies On Park.











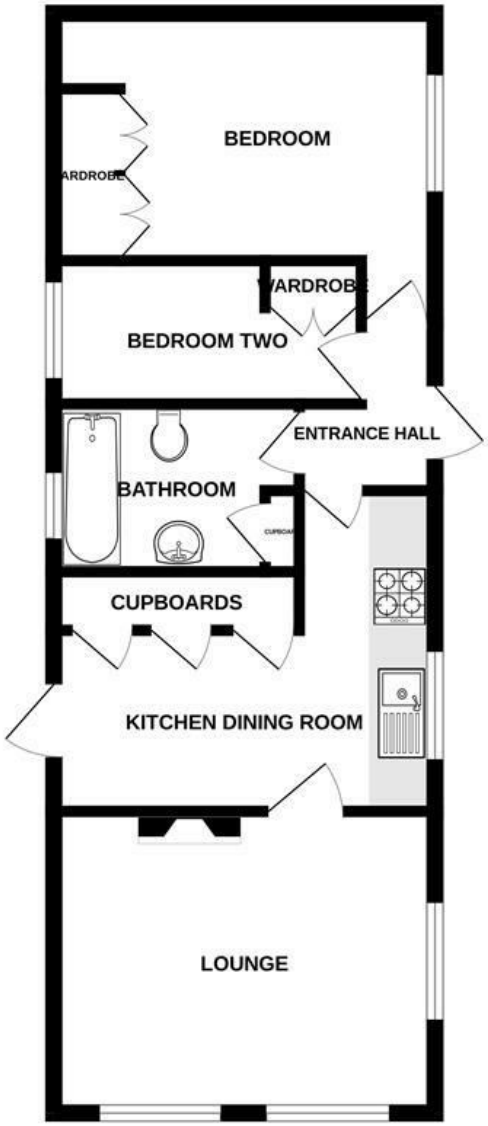






Floor Plan

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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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