



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 double bedroom Park Home Close to open countryside yet within easy reach of Ripon this park offers you high quality accommodation briefly comprising: A fantastic sized semi open plan lounge, dining, kitchen. Master bedroom with walk through dressing room and ensuite shower room, a further bedroom with built in wardrobe and dressing table and a modern bathroom. Externally: Garden area to three sides and blocked paved driveway providing off street parking leading to an established garage. This home will be Sited 1st APRIL 2026 and ready to move into Complete with Furniture Pack.

Asking Price £225,000

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- EXCITING OPPORTUNITY ON GROSVENOR PARK
- TWO DOUBLE BEDROOM PARK HOME
- GARDEN TO THREE SIDES
- DOUBLE GLAZING + GAS CENTRAL HEATING
- BRAND NEW 40FT X 20FT OMAR PARK HOME
- ESTABLISHED SINGLE GARAGE
- FURNITURE PACK INCLUDED
- CONTEMPORARY HOME TO BE SITED 1ST APRIL 2026
- BLOCKED PAVED DRIVEWAY PROVIDING PARKING
- AGE RESTRICTION + PARK RULES APPLY ON PARK

ENTRANCE DOOR

Double glazed entrance door leading into:

INNER HALL

Semi enclosed entrance hall, coat cupboard, lighting and radiator. Leading into:

DINING ROOM

Semi open plan dining area, lighting, double glazed tall windows

LOUNGE

Semi open plan lounge area with built in cabinetry, radiators and lighting. Double glazed tall windows and French doors leading out to garden area.

KITCHEN

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, vinyl flooring, Double glazed window and back door leading out.

MASTER BEDROOM

Double glazed tall windows, radiators and lighting. Leading to:

DRESSING AREA

Walk through dressing area with shelving and hanging rails. Leading to:

EN SUITE SHOWER ROOM

Modern en suite shower room with quadrant shower cubicle and combi shower, low level W.C., hand basin with mixer tap, lighting, chrome towel radiator, vinyl flooring, double glazed window.

DOUBLE BEDROOM

Double glazed window, radiator and built in wardrobe and dressing table.

BATHROOM

Double glazed window, panelled bath with shower over and mixer tap, low level W.C., basin and mixer tap, chrome towel radiator, vinyl flooring.

GARDEN AREA

Garden area to sides and rear aspect

DRIVEWAY + SINGLE GARAGE

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

AGENTS NOTES

ALL PHOTOS ARE ARTIST IMPRESSION + SPECIFICATION MAY VARY

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)

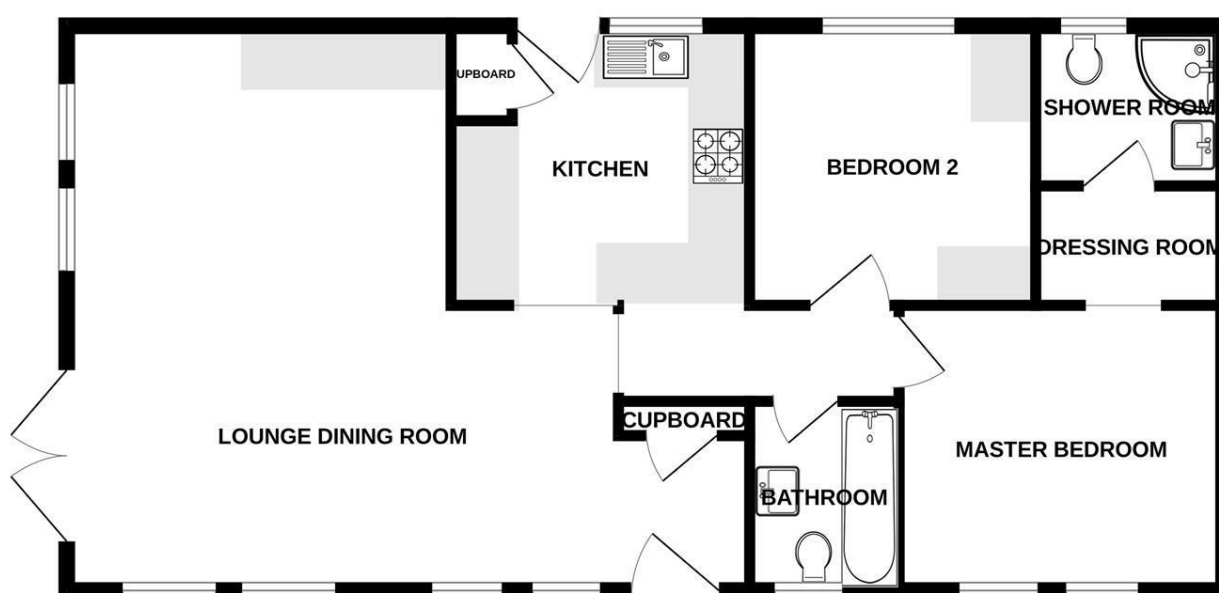
Pitch Fees £220 Per Calendar Month + Park Rules Apply on Grosvenor Park

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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