



16 Grosvenor Park

Ripon, HG4 1UF

A well presented detached two bedroom Stately Albion 40ft x 12ft, extending to 16ft for three-quarters of this Park Home. Grosvenor Park is a popular fully residential park. The property benefits from being modern, light and bright throughout. The front door leads into the dining room, kitchen and lounge. The inner hallway leads to the master bedroom with built-in wardrobes, a cloaks/W.C. and a sunroom with patio doors into the back garden. Rooms also off the hallway are a single bedroom with built-in cupboards, a study and a modern shower room. This home benefits from gas central heating, double glazing and exterior insulation.

Externally: Enclosed low-maintenance patio and lawned garden, a gravelled area providing off-street parking for 2 vehicles plus a large shed at the rear of the property. A lovely, bright modern home which must be viewed.

Asking Price £135,000

16 Grosvenor Park

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- DETACHED 40ft x 12ft (extending to 16ft) STATELY ALBION PARK HOME
- MODERN KITCHEN, DINING ROOM & LOUNGE
- TWO BEDROOMS, STUDY & SUN ROOM
- MODERN SHOWER ROOM & SEPARATE CLOAK/W.C.
- OFF STREET PARKING
- LOW MAINTENTANCE GARDENS
- MODERN, LIGHT & BRIGHT THROUGHOUT
- ON FULLY RESIDENTIAL GROSVENOR PARK
- GROSVENOR PARK RULES & RESTRICTIONS APPLY

ENTRANCE DOOR

Double glazed front door leading into:

DINING ROOM

10'4" x 4'5" (3.15m x 1.35m)

Sliding patio door to side aspect.

LOUNGE

11'7" x 12'1" (3.53m x 3.68m)

Double glazed bay window to front aspect and double glazed window to side aspect, feature fire place housing electric fire, ceiling coving, television and phone points, double radiator.

KITCHEN

8'1" x 11'8" (2.46m x 3.56m)

Range of modern wall and base units with work surface over, sink unit housing stainless steel one and half bowls, drainer and mixer tap, four ring gas hob and electric oven with extractor hood over. Space for upright fridge freezer, space and plumbing for washing machine, cupboard housing combi boiler, ceiling coving, double glazed window to side aspect.

INNER HALL

Built in storage cupboard, double radiator, ceiling coving.

BEDROOM ONE

11'8" x 9'6" (3.56m x 2.90m)

A range of built in wardrobes with up and over units, ceiling coving, double radiator.

SUN ROOM

6'2" x 4'6" (1.88m x 1.37m)

Double glazed patio doors to side aspect, double glazed window to rear aspect, glazed ceiling and electric convector.

CLOAKS/W.C

2'2" x 4'6" (0.66m x 1.37m)

Modern white suite comprising: Low level W.C., vanity unit housing basin and taps, glazed ceiling.

BEDROOM TWO

10'0" x 4'6" (3.05m x 1.37m)

Double glazed window to side aspect, built in storage cupboards.

SHOWER ROOM

4'6" x 7'5" (1.37m x 2.26m)

Modern white suite comprising: Vanity unit housing basin and taps, low level W.C. with hidden cistern, corner shower cubicle with mains shower, wall mounted heated towel rail, ceiling coving, extractor fan, double glazed window to side aspect.

STUDY

4'3" x 8'8" (1.30m x 2.64m)

Double glazed window to side aspect, ceiling coving, single radiator, loft access, built in desk and storage cupboard.

EXTERNALLY

FRONT GARDEN & PARKING

Lawned garden to the front with off street parking for 2 vehicles leading to:

SIDE & REAR GARDENS

Patio and artificial grassed area leading to a further patio area at the rear aspect and giving access to large storage shed.

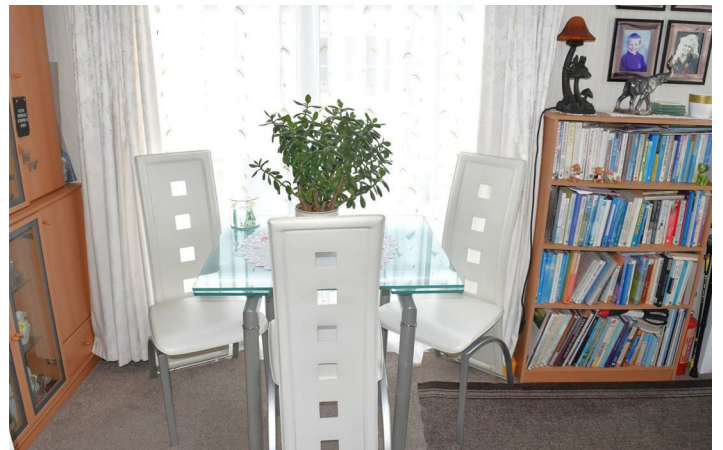
STORAGE SHED

12'2 x 9'0" (3.71m x 2.74m)

Large storage shed with light and power.

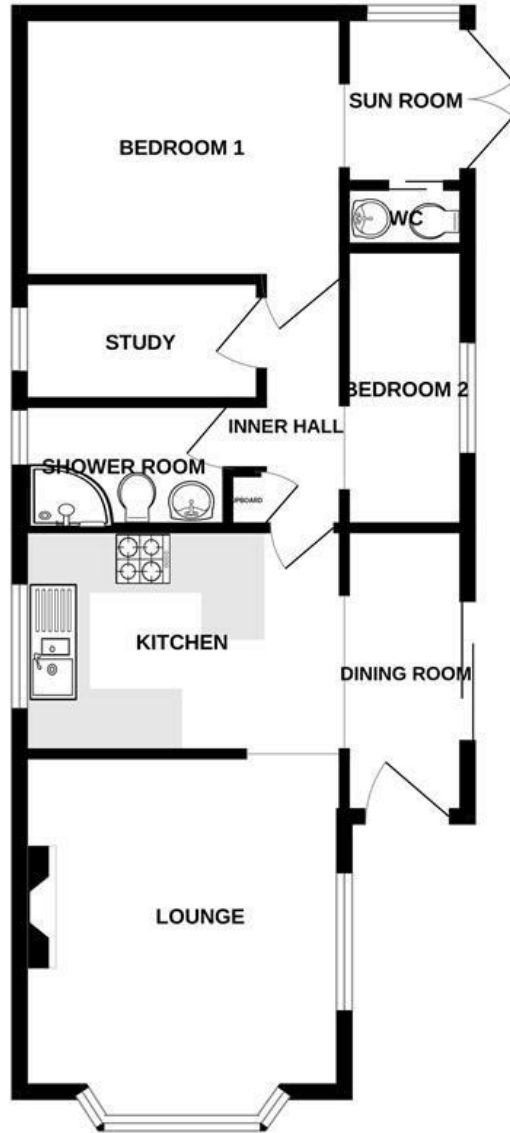
AGENTS NOTES

Fully Residential Park Home
Pitch Fees £181.00 Per Calendar Month
Bottled Gas & Metered Electric
Park Rules Apply on Grosvenor Park
Age Restriction Applies of Over 45 years old on Grosvenor Park
Pet Restriction Applies on Grosvenor Park



Floor Plan

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 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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