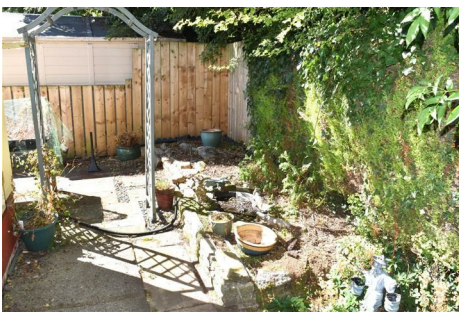




101 Quarry Moor Park

Harrogate Road, Ripon, HG4 3AQ

A well presented detached two bedroom Astral Pennine 40ft x 10ft Park Home on the popular fully residential Quarry Moor Park. The property benefits from being light and bright throughout with a new boiler, gas central heating, double glazing and off street parking. Briefly comprises; The front door leading into the entrance porch, kitchen with new cooker, lounge with feature fireplace, inner hallway, two bedrooms and a modern shower wet room. Externally: Enclosed gardens with patio areas and raised mature borders and a driveway providing off-street parking.

Asking Price £85,000

101 Quarry Moor Park

Harrogate Road, Ripon, HG4 3AQ



- DETACHED 42ft X 10ft PARK HOME
- MODERN SHOWER WET ROOM
- OFF STREET PARKING
- ON FULLY RESIDENTIAL QUARRY MOOR PARK
- DOUBLE GLAZING + GAS CENTRAL HEATING
- TWO BEDROOMS
- ENCLOSED PATIO GARDENS

FRONT DOOR

Double glazed door leading into;

ENTRANCE PORCH

10'9" x 3'10" (3.28m x 1.17m)

Double glazed window, space and plumbing for washing machine.

LOUNGE

9'7" x 11'7" (2.92m x 3.53m)

Double glazed window to front aspect, two windows to side aspects, radiator, feature fire place housing electric fire, t v point and phone point.

KITCHEN

9'7" x 9'6" (2.92m x 2.90m)

Range of wall and base units with work surface over, sink unit housing stainless steel one half bowls and drainer with swivel mixer tap, free standing gas cooker, wall mounted boiler.

INNER HALL

11'5" x 2'6" (3.48m x 0.76m)

Leading to;

BEDROOM ONE

9'7" x 8'6" (2.92m x 2.59m)

Double glazed window to rear aspect, radiator.

BEDROOM TWO

8'4" x 7'0" (2.54m x 2.13m)

Two x double glazed window to side aspect, radiator.

SHOWER ROOM

7'0" x 4'2" (2.13m x 1.27m)

White suite comprising; Low level W.C., vanity unit housing basin and mixer taps, wet room area housing Mira electric shower, radiator.

EXTERNALLY

DRIVEWAY

Driveway providing off street parking.

GARDEN

Patio area and mature planted borders to both sides, green house.

REAR ENCLOSED GARDEN

Enclosed patio area with raised planting borders with fence and hedge perimeter.

AGENTS NOTES

Astral Pennine 42ft x10ft Detached Park Home

Property Sited 1978

Pitch Fee Applies: £198..95 PCM

Includes Water.

Metered- Gas, Electric

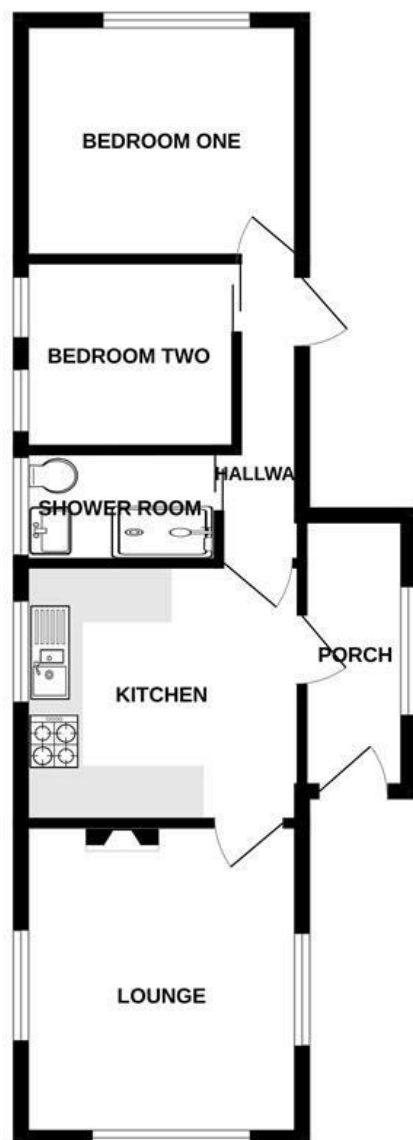
Over 50's Age Restriction Applies On Park.

Pet Restrictions Applies On Park.



Floor Plan

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.7 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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