Sherringtons
Sales & Lettings









15 Langthorpe Park

Langthorpe, Boroughbridge, York, YO51 9BF

A modern two bedroom 40ft x 12ft detached Park Home on the well maintained and fully residential Langthorpe Park which consist of only12 homes in total and within walking distance of Boroughbridge with a bus stop to Ripon only 2 minute' walk away. The property benefits from open plan kitchen dining lounge, low maintenance gravelled garden and parking for two cars. Briefly comprises: front door leading into entance hall, lounge with double patio doors leading out to a small raised seating area, two bedrooms with fitted wardrobes, modern bathroom. Externally: Low maintenance gravelled garden to three sides with fenced perimeter, driveway providing off street parking space.

Asking Price £85,000

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- DETACHED 40FT X 12FT PARK HOME
- ON LANGTHORPE FULLY RESIDENTIAL PARK
- TWO BEDROOMS WITH FITTED WARDROBES
- OPEN PLAN KITCHEN DINING LOUNGE
- LOW MAINTENANCE GARDEN
- DRIVEWAY PROVIDING PARKING
- MODERN + LIGHT THROUGHOUT
- DOUBLE GLAZING + GAS CENTRAL HEATING
- CLOSE TO BOROUGHBRIDGE
- PARK RULES APPLY

ENTRANCE DOOR

Double glazed front door,

ENTRANCE HALLWAY

3'11" x 2'9" (1.19m x 0.84m)
Storage cupboard, radiator.

LOUNGE

11'1" x 8'8" (3.38m x 2.64m)
Feature double glazed bay window to front aspect, radiator, double patio doors leading out to the side raised patio seating area.

KITCHEN DINING ROOM

7'5" x 11'1" (2.26m x 3.38m)
Range modern wall and base units with work surface over, integrated four ring electric hob and oven with extractor hood over, sink unit housing stainless steel bowl and drainer with swivel mixer tap, radiator, under counter space and plumbing for washing machine, cupboard housing combi boiler, space for upright fridge freezer, double glazed windows to both sides.

BEDROOM ONE

11'1" x 8'4" (3.38m x 2.54m)
Built in wardrobes, double radiators, double glazed window to side aspect, door leading to bathroom.

BEDROOM TWO

8'1" x 8'2" (2.46m x 2.49m)
Built in wardrobe, radiator, double glazed window to side aspect,

BATHROOM

8'1" x 5'6" (2.46m x 1.68m)
White suite comprising; panelled bath with shower attatchment, pedestal hand wash basin and taps, low level W.C., extractor fan, double glazed window to side aspect.

EXTERNALLY

ENCLOSED GARDEN

Low maintenance gravelled garden area to all sides with stepping stones and fenced perimeter to three sides, outside water tap.

PARKING

Driveway providing off street parking.

AGENTS NOTES

Property Sited approx 2013
Pitch Fee Applies: Approx £35.00 per week paid quarterly includes water
Pets are allowed (up to two dogs)
Langthorpe Park Rules Apply
Over 50 Yrs Age Restrictions Applies on Park





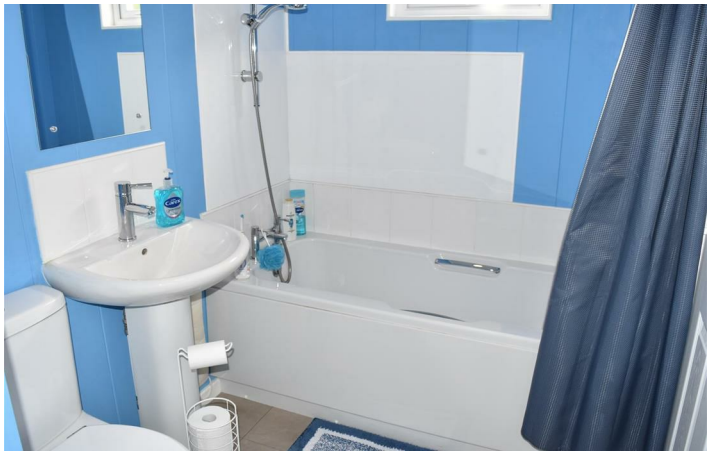






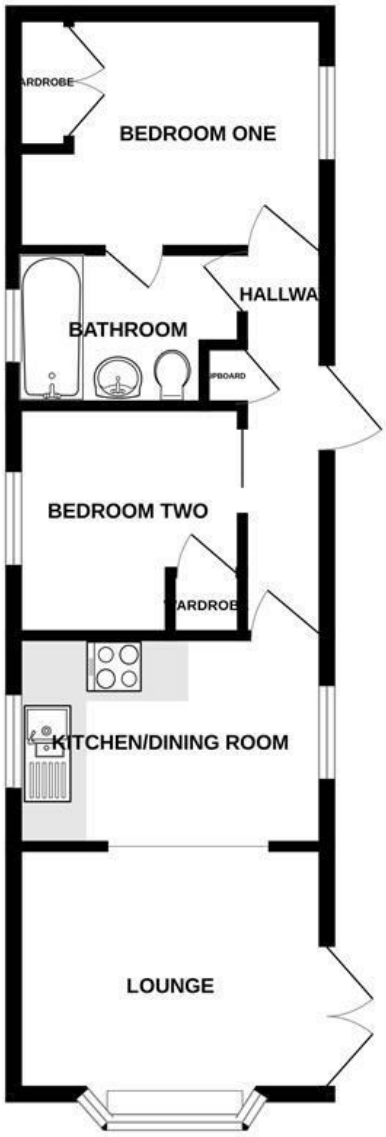






Floor Plan

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 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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31 Westgate, Ripon, North Yorkshire, HG4 2BQ
Tel: 01765 604343 Email: ripon@sherringtonsestateagents.co.uk https://www.sherringtonsestateagents.co.uk/