



**WATERMILL LANE, NORTH STAINLEY,
RIPON, HG4 3LA**

Asking Price £235,000

**3 BEDROOM SEMI DETACHED HOUSE
EPC Rating: D**

**LINLEY &
SIMPSON**

A beautifully presented three-bedroom semi-detached home, recently redecorated throughout and fitted with new carpets, situated in a charming cul-de-sac within the highly desirable village of North Stainley.

This well-maintained property offers bright and spacious accommodation comprising an entrance hall, comfortable living room, fitted kitchen and rear porch to the ground floor. To the first floor are two generous double bedrooms, a single bedroom and a family bathroom fitted with a modern white three-piece suite.

Externally, the property benefits from off-street parking and an enclosed rear garden, providing an ideal space for relaxing and entertaining.

North Stainley is a picturesque and sought-after North Yorkshire village located approximately four miles north of Ripon, surrounded by beautiful countryside and the scenic River Ure valley. The village enjoys a strong sense of community and offers excellent local amenities, including a primary school, village hall and sports facilities. It is ideally positioned for easy access to Ripon, Masham and the wider Yorkshire Dales, whilst nearby attractions include Fountains Abbey, Studley Royal Water Garden, Lightwater Valley and the market towns of Ripon and Masham. The area is renowned for its stunning rural landscapes, walking and cycling routes, making it an excellent location for those seeking a peaceful village lifestyle whilst remaining well connected.

Material Information

TENURE - The property is freehold.

SERVICES - The property has mains electric, water and drainage/sewerage, which were connected and working at the time of our inspection.

HEATING - Electric heating.

BROADBAND & MOBILE COVERAGE - Please check the Ofcom website.

FLOOD RISK – Very low risk of flooding.

PLANNING PERMISSION – Please check the NYCC planning portal.

EPC: D

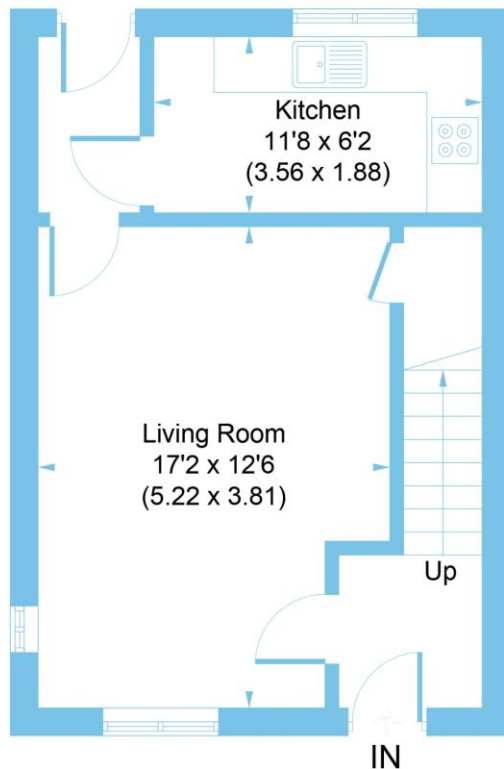
COUNCIL TAX BAND: C



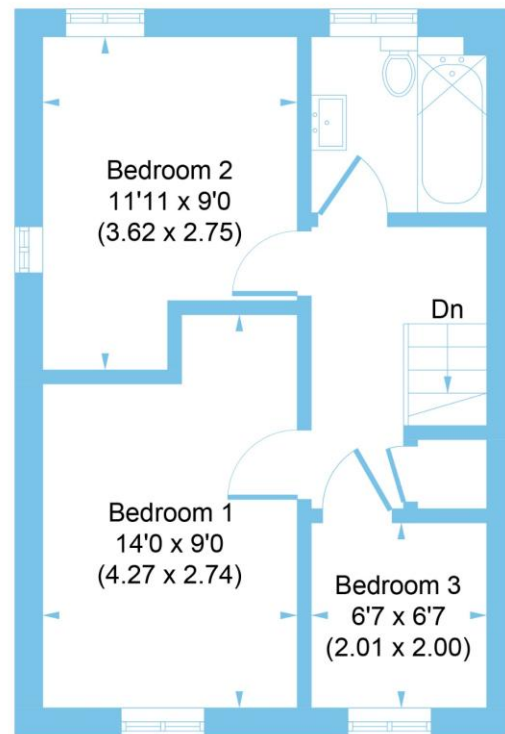
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Watermill Lane, North Stainley, HG4

Approximate Gross Internal Area = 751 sq ft / 69.8 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.