

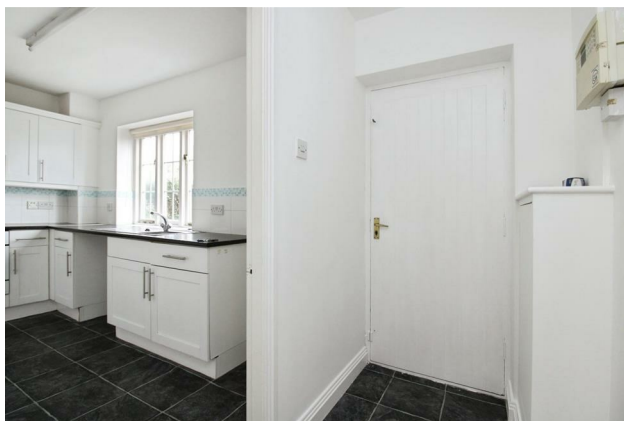
# HUNTERS®

HERE TO GET *you* THERE

**9 Watermill Lane, North Stainley, Ripon, HG4 3LA**

**Offers Over £250,000**

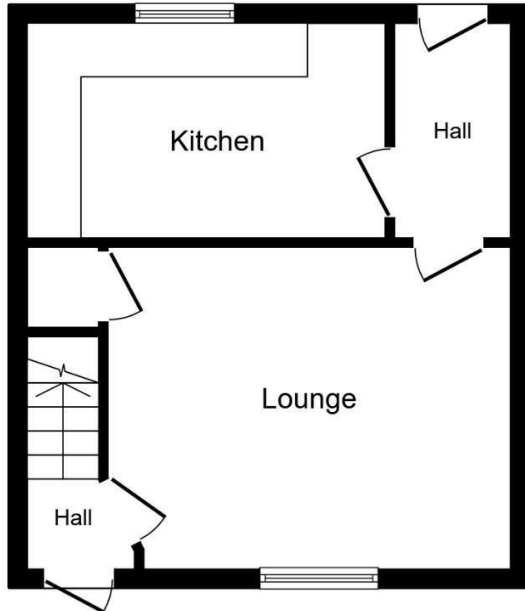
**Property Images**



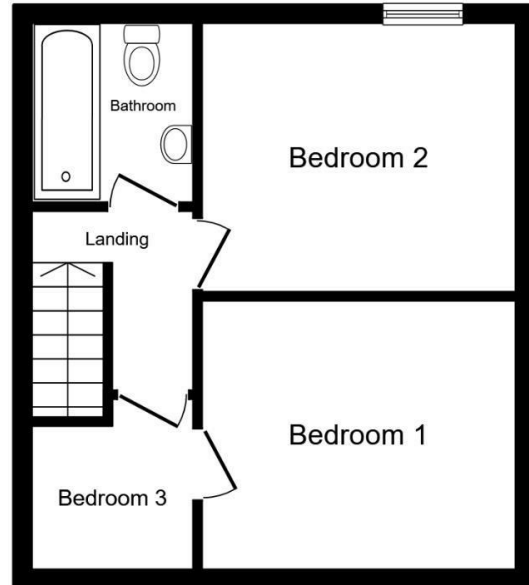
## Property Images



## Floorplan




Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		
		

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold



## Summary

Offered for sale with no onward chain - A clean and tidy three bedroom semi detached house in the sought after village of North Stainley, with private off road parking, rear garden and generous sized rooms this house is ideal for individual, couples or families.

The ground floor comprises of entrance hallway with stairs to the first floor, spacious lounge, fitted kitchen with rear porch area. The first floor has two good sized double bedrooms and a larger than average third single bedroom along with the house bathroom with shower over bath.

Externally is a drive to the side with two off street parking spaces to the rear as well as an enclosed rear garden. The house is double glazed and heating by electric storage heating. This property is a great start for first time buyers with the opportunity to make it their own with a little upgrading in places.

## Features

• NO CHAIN THREE BEDROOMS • SPACIOUS LOUNGE • FITTED KITCHEN • HOUSE BATHROOM • NEUTRALLY DECORATED • USEFUL REAR PORCH AREA • ELECTRIC HEATING • REAR GARDEN • PARKING TO THE REAR TWO SPACES • LOVELY VILLAGE LOCATION