



SOLO

the modern estate agent

Watermill Lane, North Stainley, HG4 3LA

ASKING PRICE

A beautifully situated & elegantly proportioned home

£650,000





A fabulous detached residence of most attractive appearance forming part of a sought-after and imaginatively planned development where open spaces and a variety of house styles add to the appeal, in distinct contrast to some new build developments.

Clearly designed to evoke properties from the Georgian period, with a classically symmetrical façade and elegant proportions, this outstanding modern home exudes a rare elegance, combining a distinguished ambience with practical modernity. The spacious and flexible accommodation is complimented by five versatile bedrooms and a wonderfully private enclosed garden.



Discerning buyers will be pleased to learn this property has been upgraded with an Air Source Heat Pump and solar panels (fitted to the house and garage) resulting in enviable eco-credentials and an excellent EPC energy efficiency rating of B. More details regarding FIT (Feed-in Tariff) and RHI (Renewable Heat Incentive) payments available upon request.



Step into the spacious entrance hall and you'll find two useful storage cupboards and a handy downstairs toilet. The generously proportioned sitting room offers relaxing and sociable living space with double doors leading into a conservatory where you can access the garden. A separate dining room adds welcome flexibility and has three windows. The light and airy breakfast kitchen provides plenty of work-space and storage together with space for a table and chairs. A practical utility room completes the ground floor.



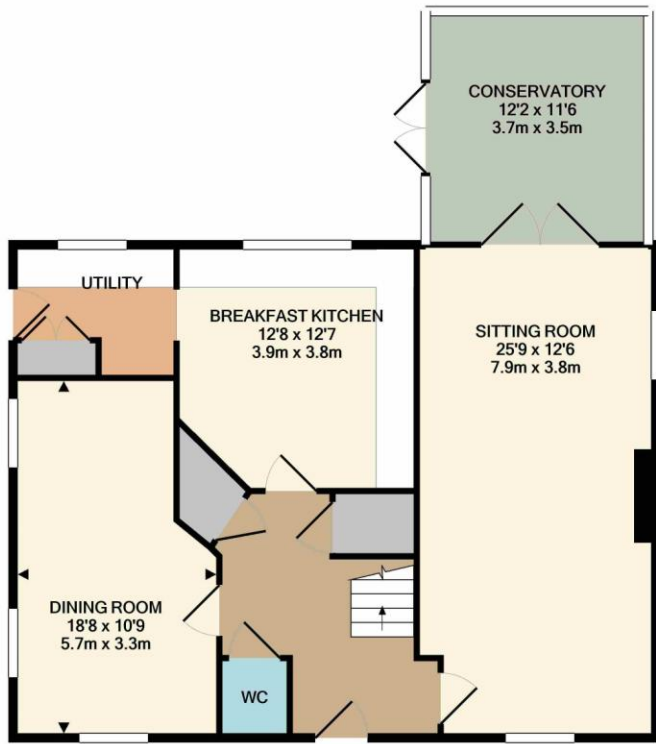
The fabulous master bedroom is complimented by a stylishly appointed en-suite bathroom and there are four further bedrooms, all served by a luxuriously appointed shower room. Bedroom five connects with the master and could be used as a dressing room, nursery or study.



The front garden has neat hedging, small lawns and pathways. The enclosed rear garden enjoys an excellent degree of privacy with maturing trees, lawn areas, flower beds, and patio area. The detached garage/store is currently fitted with a false wall to make a versatile storage/workshop space. Wiring is in place for car chargers. A driveway with five-bar gates leads from the rear.

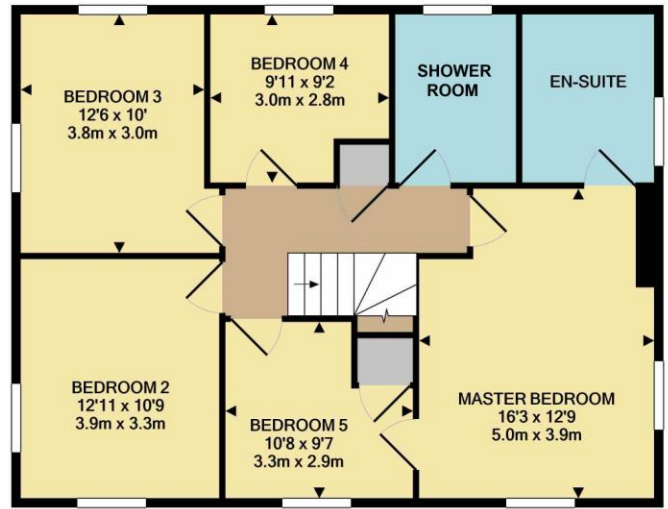


The development lies at the heart of the village giving an 'integrated' and established feel. The village has a traditional range of amenities including primary school, cricket field and village hall. A wide choice of amenities can be found in Ripon and there are excellent transport links throughout the area. There are excellent schools for all ages in the area including the renowned Ripon Grammar. The surrounding area presents various recreational opportunities including first class sporting and leisure facilities.



GROUND FLOOR
APPROX. FLOOR
AREA 1000 SQ.FT.
(92.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1857 SQ.FT. (172.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 857 SQ.FT.
(79.6 SQ.M.)

TENURE

Freehold

COUNCIL TAX BAND

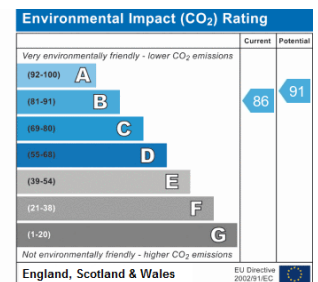
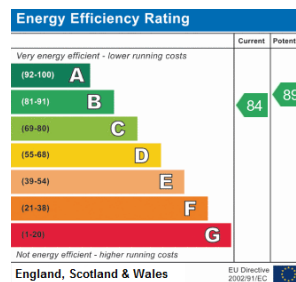
F – Harrogate Borough Council

SERVICES

Services and/or appliances have not been tested and no guarantee of condition is given or implied.

VIEWING ARRANGEMENTS

Viewings by appointment only... please call SOLO to arrange a viewing at this property.



Agents Note: The vendor has advised us that the information contained within these particulars is correct to the best of their knowledge. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.

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