



Beatswell Lawn, North Stainley, Ripon, HG4 3HE

£239,950

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A rare opportunity to buy an attractive semi-detached bungalow occupying a peaceful and well-established cul-de-sac position adjoining countryside on the edge of this most picturesque North Yorkshire village between Ripon and Masham.

This charming property was previously extended at the rear and reveals well-proportioned accommodation offering great versatility and various options to adapt the layout to suit the needs of the successful buyer.

The bungalow has a bright and welcoming ambience having been painstakingly re-decorated throughout with neutral décor and offering generous windows to make the most of the natural light. Further benefits include double glazing, 'wet' electric central heating and solar panels.

Those seeking a peaceful country lifestyle will be delighted by the generously sized back garden where a backdrop of woodland at the rear and views over farmland at the side help to create a peaceful and relaxing environment.

The wonderful position and generous plot offers further appeal for discerning buyers who might see an opportunity to further extend and re-configure the property to create the home of their dreams and maximise the obvious potential, subject to the necessary planning consents. Offered for sale with no chain, an early viewing of this delightful home is recommended.





The front door, located at the side of the bungalow, leads into an 'L' shaped hallway. The spacious reception room offers flexible sitting and dining areas and patio doors with pleasant views of the rear garden. The attractive kitchen benefits from a door to the front and window to the side and provides a range of practical units providing plenty of storage and workspace together with a new induction hob and electric oven.

The other appliances can remain in place for the new owner if required. Bedroom one has a wide bay window to the front, a range of fitted wardrobes and a freshly updated en-suite shower room with white suite.

Bedroom two could serve a variety of uses and has a window to the side plus patio doors to the rear garden.



A drive leads to the side of the bungalow where there is a detached single garage with power and light connected and a personal door to the side.

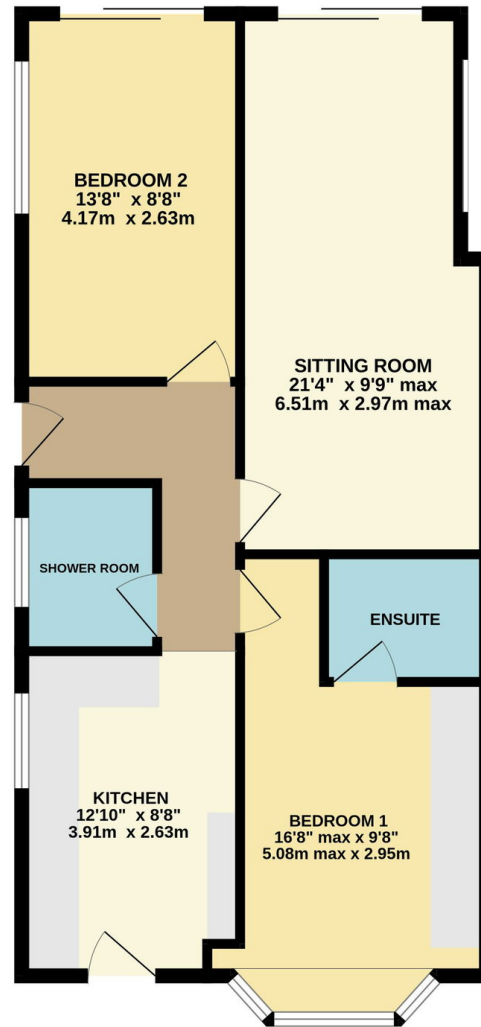
The front garden has been gravelled for ease of maintenance and offers additional parking if required. For many prospective buyers, the rear garden will be hard to resist, being larger than is often the case and offering great privacy.

Gravelled and paved seating areas are ideally positioned to enjoy lovely views across the generous lawn towards the woodland at the rear and views of the adjoining countryside can be spotted between the mature trees at the side.

North Stainley has a thriving and active community with a traditional range of amenities including primary school, cricket field and village hall. Ripon is approximately four miles away and provides a wide choice of amenities together with schools first class sports facilities.

The village is superbly placed for regular travellers and commuters with links to the A1(M) and rail connections ten miles away in Thirsk.





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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