Davis Lund

Cockpit Close
North Stainley
North Yorkshire
HG4 3HY

Guide Price £335,000











Accommodation

A beautifully presented and utterly charming three bedroom cottage, located in the highly sought after and friendly village of North Stainley. With spacious accommodation and lovely low-maintenance gardens, the property is sure to suit a variety of purchasers, whilst it is also offered to the market with no onward chain.

Located in the highly sought after village of North Stainley, Ripon is just a few miles away, meaning shops and amenities are readily available. North Stainley itself is well serviced, including a primary school, public house, cricket green and village hall. The village offers a great community spirit and it proves a vibrant place to live.

Entering the property, there is an entrance hall with stairs rising to the first floor. The living room is a great size and enjoys a double aspect, whilst French doors allow garden access, and an electric fire gives a cosy feel. The kitchen enjoys a lovely outlook over the rear garden, and is fitted with a variety of units and some appliances including a hob, oven, extractor fan, fridge, freezer and washing machine. There is access to the driveway, a rear porch with garden access and handy understairs storage cupboard. From the kitchen, double doors open onto the dining room, with two large windows flooding the room with natural light. Upstairs, there is a spacious landing with loft access, generous main bedroom with stylish ensuite facilities, two further well-proportioned bedrooms and the family bathroom, which is part tiled and fitted with a white suite, including a bath with handheld shower. The property is double glazed throughout and benefits from oil central heating.

Externally, the property benefits from a driveway providing parking for one vehicle and access to the garage, with electric roller door. To the rear, the property benefits from a fully enclosed garden designed with low maintenance in mind, being mostly paved and enjoying a fantastic degree of privacy, perfect for those with children or pets. A mature flowerbed adds to the charm, providing an idyllic space for outdoor living and entertaining.

Homes of this quality and appeal are rare to market at this price point; an early viewing is advised on this neatly presented and highly desirable home.









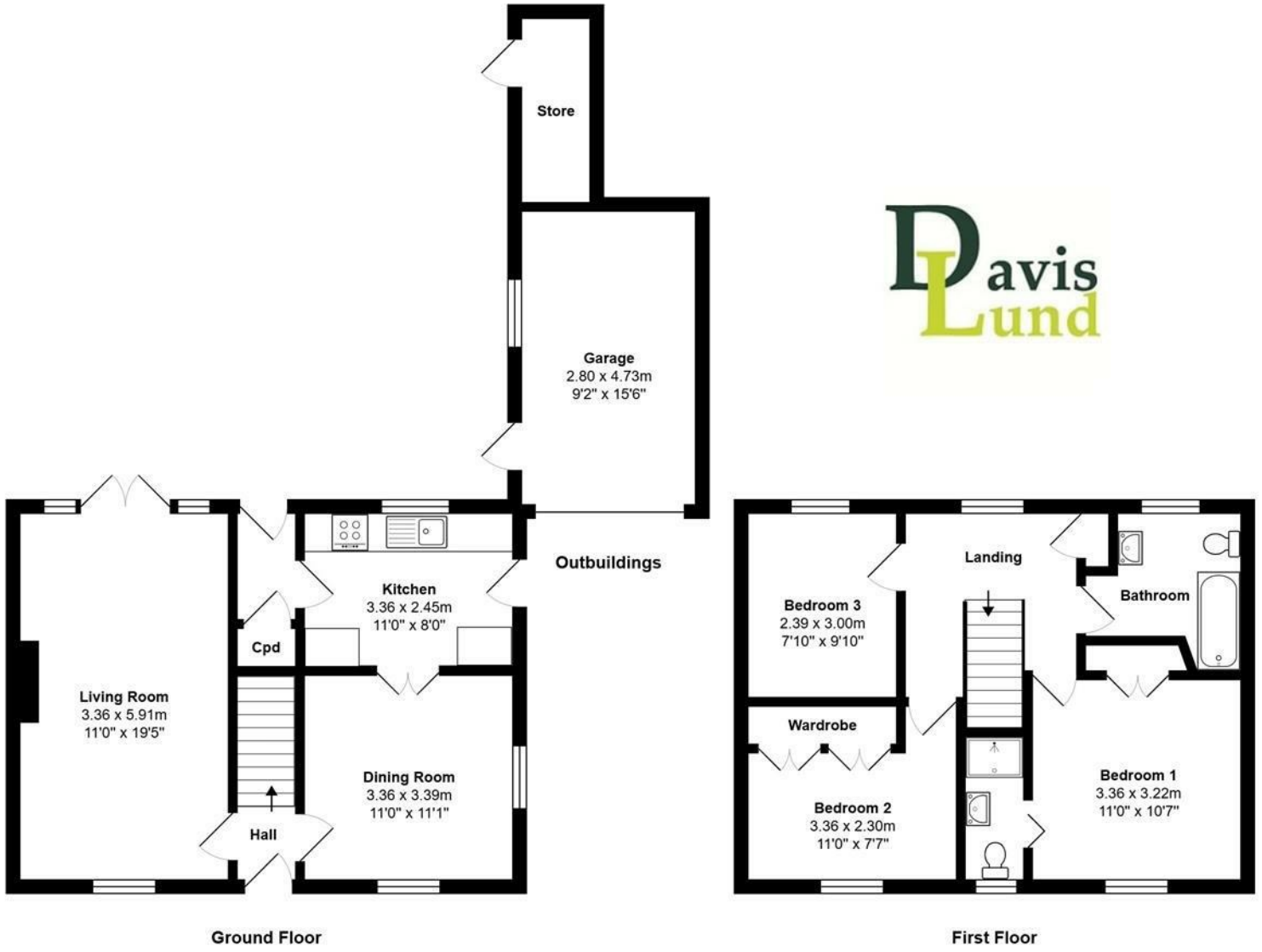








Floorplan


Store
Garage
2.80 x 4.73m
9'2" x 15'6"
Outbuildings
Kitchen
3.36 x 2.45m
11'0" x 8'0"
Cpd
Living Room
3.36 x 5.91m
11'0" x 19'5"
Dining Room
3.36 x 3.39m
11'0" x 11'1"
Hall
Ground Floor
Landing
Bedroom 3
2.39 x 3.00m
7'10" x 9'10"
Bathroom
Wardrobe
Bedroom 2
3.36 x 2.30m
11'0" x 7'7"
Bedroom 1
3.36 x 3.22m
11'0" x 10'7"
First Floor

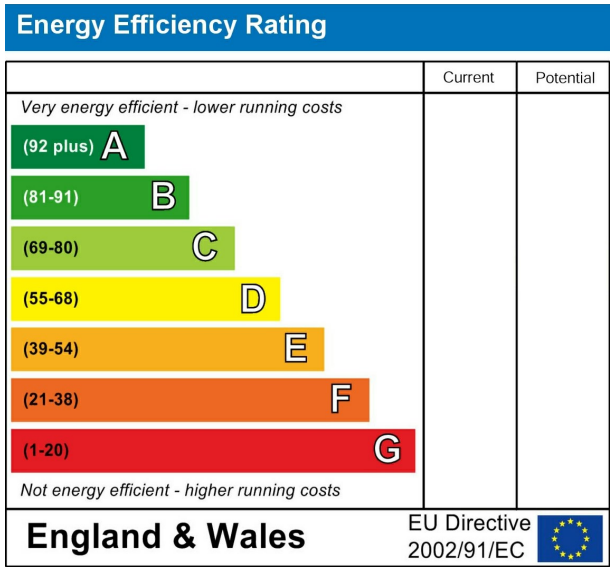


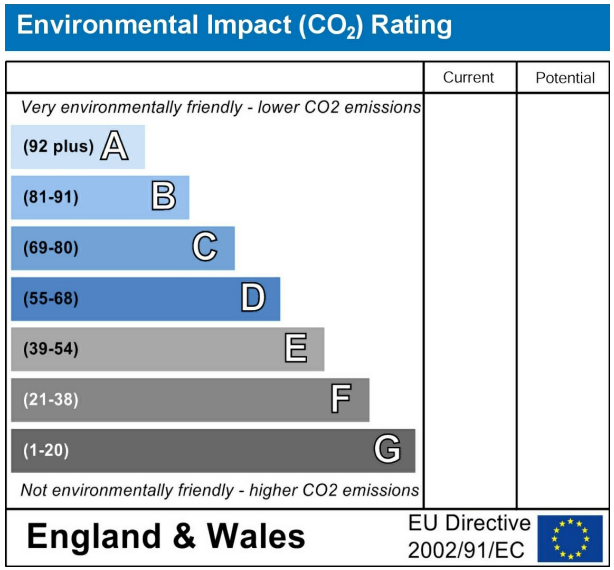



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