



7 The Shepherdies, North Stainley, Ripon, HG4 3HU

**£279,950**

Guide Price

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A spacious three-bedroom end semi-detached house on an enviable plot, with ample off-street parking, a large enclosed garden, and a garden office with store, in the sought-after village of North Stainley.

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The property is situated in the sought-after village of North Stainley, an attractive and charming village just a few minutes' drive north of Ripon. Set amidst picturesque countryside, the village offers plenty of green spaces, with mature trees and duck ponds adding to its appeal.

Local amenities include a Church of England primary school, the Staveley Arms pub/restaurant, and a cricket field. Ripon provides a wider range of services and amenities, while excellent road connections via the A1(M), A19, and A168 allow easy access throughout the surrounding area.





This well-presented family home briefly comprises an entrance hall leading through to an impressive open-plan living and dining room with a multi-fuel burning stove and kitchen area. The kitchen is fitted with a range of wall and base units with complementary work surfaces, an inset ceramic sink, and a breakfast bar. Appliances include an electric oven and hob with extractor hood over. There is a separate utility room with side door access to a paved seating area with canopy, together with a ground-floor wet room and WC.

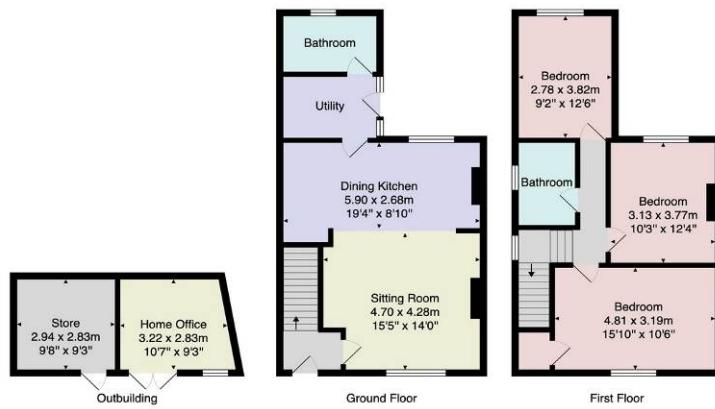
To the first floor are three well-proportioned bedrooms and a fully tiled house bathroom, featuring a bath, low-flush WC, and vanity unit with inset sink.

#### **OUTSIDE**

A particular feature of the property is the impressive plot, with a driveway to the front providing ample off-street parking, together with a sliding driveway gate. Side access leads to a superb garden measuring approximately 90ft in length, incorporating vegetable patches, a hot tub, and a fully insulated garden office with power and Nano WiFi connected.

**Tenure** - Freehold

**Council Tax Band** - B



Total Area: 124.0 m<sup>2</sup> ... 1335 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.  
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