

15 Westholme Crescent

Masham, Ripon, North Yorkshire, HG4 4EY



3 bedroom semi-detached family house with a sitting room, kitchen/breakfast room and larger than average garden.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles,
Northallerton Train Station 14 miles.

GUIDE PRICE
£225,000



Hall, sitting room, kitchen/breakfast room, rear porch, 3 double bedrooms, bathroom, separate WC and enclosed rear garden and vegetable garden.

The House

The house is approached via the front path to the front door. Hall leading to the sitting room. Double aspect room with open fireplace with insert electric fire and double sliding doors to the garden. Kitchen/breakfast room with good range of base and eye level units with ample work surfaces with 1 ½ bowl sink unit with drainer, gas hob unit with extractor fan over, double electric oven, space for a fridge and plumbing for a washing machine. tiled open fireplace with baxi gas boiler and fire. Door leads to the rear porch and out to the garden.

First floor landing area with access to roof space and small dwarf storage cupboard. Bed 1 has 2 sets of built-in wardrobes, separate built in wardrobe and airing cupboard with hot water tank. Bed 2 with built-in wardrobe, Bed 3 with views over the rear garden. Bathroom has panel enclosed bath with a wall mounted shower and shower curtain rail, wall hung wash hand basin. Separate cloakroom with low level WC.

Outside

Small front garden with steps to the front door. Side access to rear garden. Rear garden is laid to lawn with well stocked borders, brick garden shed and workshop with a path leading to the vegetable garden. This is a great "extra" to the house and has lots of room to grow all sorts of vegetables etc. There is also an old greenhouse.

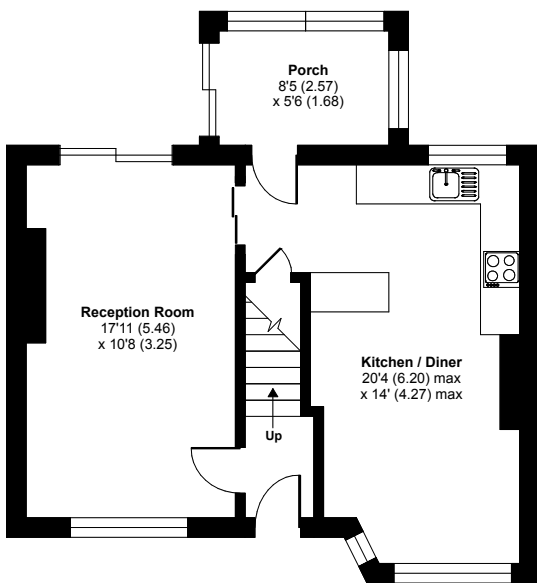
Location

The property is situated in a very convenient position on the edge of Masham and a short walk from the Market Square with all of its shops, cafes and restaurants. The Market town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an excellent Doctors surgery! There is a range of excellent senior schools in the local area both private and public with bus services to most. The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. The countryside around Masham offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.

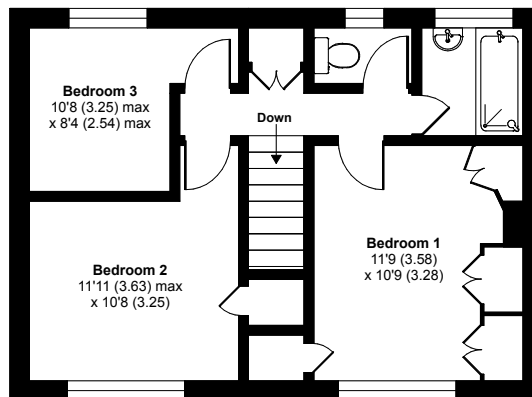


FLOORPLANS

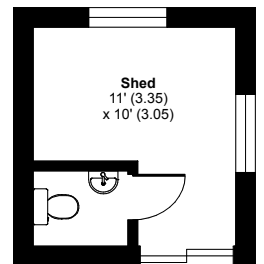
Ground Floor



First Floor



Outbuilding





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band C and payable to Harrogate District Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

On entering Masham from Ripon after the bridge over The River Ure carry on past the Wensleydale garage and Co-op and turn left to Fearby and Healey. After 100 meters turn left into Westholme Road and carry on around the corner and turn left into Westholme Crescent. No.15 will be found on the right after about 100 meters.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.