

# 19 Westholme Crescent

Masham, Ripon, North Yorkshire, HG4 4EY



3 bedroom semi-detached family house in excellent order with a sitting room, kitchen/breakfast room, 3 double bedrooms, a good garden, brick store shed and off-street parking situated in a quiet position within walking distance of all local amenities in this sought after Market Town.

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

**GUIDE PRICE**  
**£275,000**



Hall, sitting room, kitchen/breakfast room, 3 double bedrooms, bathroom, enclosed rear garden and off-street parking. Double glazing throughout.

The house is approached via the front path and brick paved drive with step to the front Porch with space for coats etc. Door leads to hall leading into the sitting room. Double aspect room with open fireplace with wood mantle and stone surrounds and insert log burner with feature dwarf shelf to one side and sliding double glazed door to the paved terrace and rear garden. Kitchen/breakfast room, this is the heart of the house and in great order with part tiled and part wood effect flooring, a good range of base and eye level units with ample tiled work surfaces with 1 ½ bowl stainless sink unit with drainer, large stainless steel range cooker with gas hobs above and electric ovens below with extractor fan over, space for American fridge/freezer, and dishwasher and understairs larder/store cupboard. Door leads out to rear terrace and garden.

First floor landing area with access to roof space. Bed 1 has 2 sets of built-in wardrobes and views over the front. Bed 2 with built-in wardrobe and views over the front. Bed 3 with views over the rear garden. Bathroom has panel enclosed bath with a wall mounted shower unit and shower screen, pedestal wash hand basin, low level WC and wall mounted heated towel rail.

### Outside

Front garden is brick paved with off street parking and steps to the front door. Side access to rear garden. Rear garden is laid to lawn with well stocked borders, paved terrace off the house, wood store and useful brick garden shed.

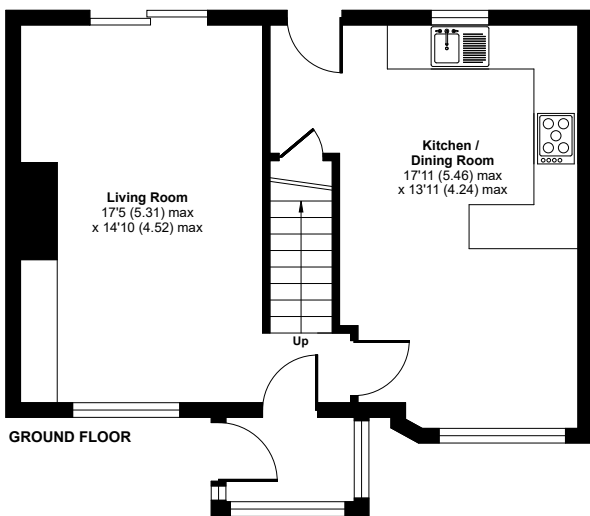
### Location

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.

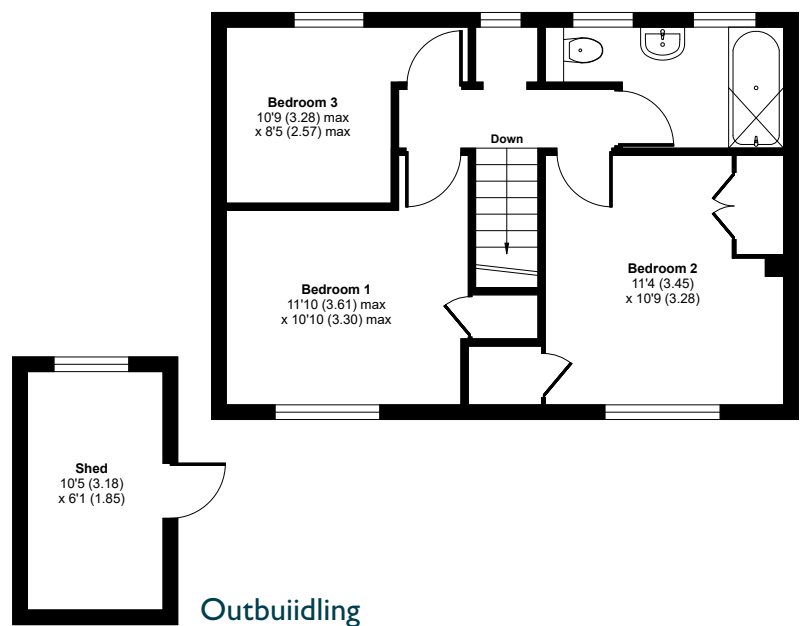


## FLOORPLANS

### Ground Floor



### First Floor





### 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.19 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		83 B
69-80	C	69 C	
55-68	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.