

5 Westholme Court

Masham, Ripon, North Yorkshire, HG4 4HA



3 bedroom mid-terrace family house in excellent order with double glazing throughout and with a sitting room, kitchen/breakfast room, 3 bedrooms, offstreet parking and garden 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
£227,500



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

The house is approached via the front path and step to the front door leading into hall leading into the sitting room. Wooden laminate floor, understairs cupboard for storage views over the front. Kitchen/breakfast room with a good range of base and eye level units with work surfaces with single bowl stainless sink unit with drainer, space for electric cooker with an extractor fan over, space for fridge/freezer, wall mounted gas boiler for hot water and central heating and plumbing for washing machine. Door leads out to rear terrace and garden.

First floor landing area with access to roof space. Bed 1 views over the rear garden. Bed 2 with views over the front. Bed 3 with views over the front. 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

Rear garden is laid to lawn with stocked borders, paved terrace off the house and useful wooden garden shed. There is also a designated parking space outside the front of the house.

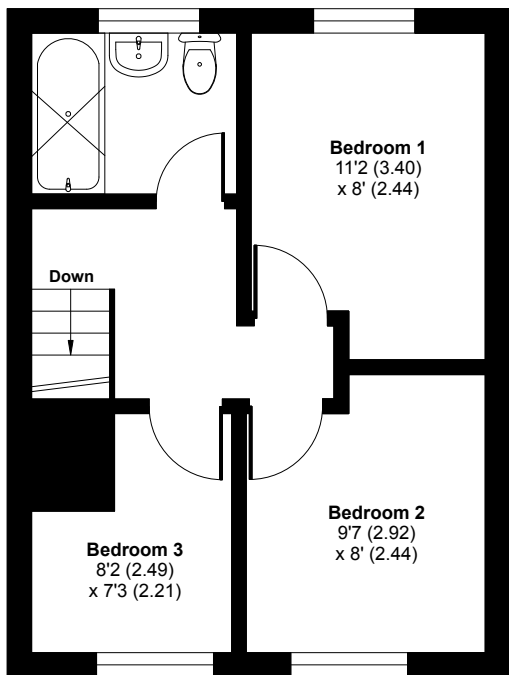
Location

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.

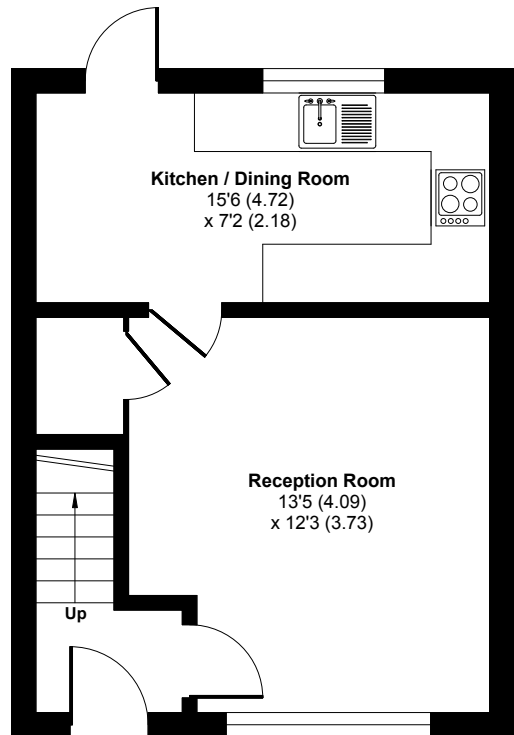


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity, gas and drainage

Council Tax

Council tax is band "B" 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 around the corner and turn left into Westholme Crescent. Carry on to the end and turn left into Westholme court. No. 5 will be found in the middle on the left.

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		85 B
69-80	C		
55-68	D	67 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.