

7 Park Square

Masham, Ripon, North Yorkshire, HG4 4HF



A delightful charming, double fronted 3 bed cottage which has been totally renovated and with a garden situated in this quiet Square just around the corner from the Market Square of Masham.

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

GUIDE PRICE
£525,000



7 Park Square has been totally renovated and now forms a delightful family home. All three bedrooms are double size and a lot of thought has gone into this house and all of the windows are double glazed and most of the rooms have a 5amp circuit and USB points. The house is entered via a Porch with space to hang coats etc. Door leads through to the sitting room. Light room with a free standing Log Burner with stone hearth, views over Park Square and floor laid to Oak laminate. The dining room/study has an open fireplace with a gas point with a marble hearth, mantle piece and surround, floor laid to Oak laminate and views over Park Square. The kitchen/dining room is at the rear of the house with views over the sunny, west facing courtyard garden. There is an excellent array of base and eye level units with quartz work surfaces with gas insert 5 ring hob unit, extractor fan above, insert Butlers sink with drainer to one side, built-in electric oven and sperate microwave oven, integral fridge/freezer. There is a central island with units below and full underfloor heating and open plan dining area with further built-in units and wine cooler. Door leads to the side of the house and further double glazed French doors to the garden.

First floor:- Open landing with access to the loft via a loft ladder in bedroom 3 leading to boarded storage space. The main bedroom is at the rear of the house with an en-suite shower room with walk-in shower, pedestal wash hand basin, low level WC and wall hung heated towel rail. Bedroom 2 is at the front of the house with a double built-in wardrobe and views over Park Square. Bedroom 3 is at the front of the house with views over the Square. The family bathroom has a panel enclosed bath with an overhead shower and shower screen, pedestal wash hand basin, heated towel rail and low level WC.

Outside

At the front of the house there is space to park a couple of cars and a side access leads to the enclosed rear paved courtyard garden with two stone store sheds, one housing an outside WC and the other forms a utility room with plumbing for a washing machine and space for a dryer.

Location

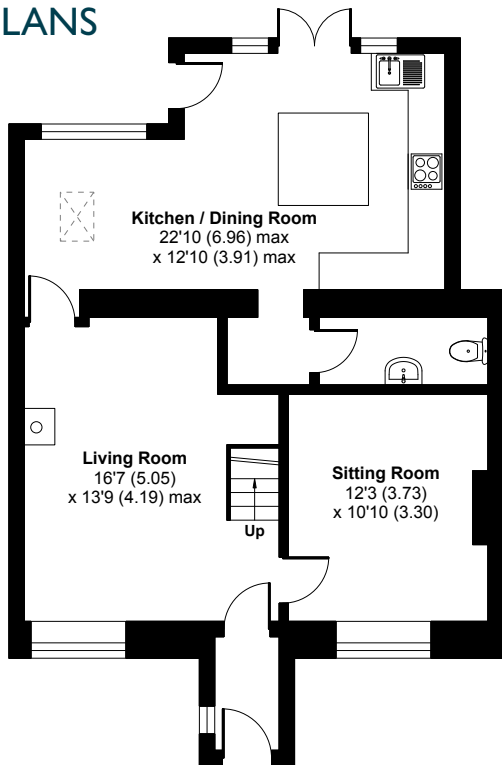
The property is situated in Park Square and just around the corner from the Market Square. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery and 2 Breweries!

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. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well-respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at Warren Gill. The countryside around Masham offers delightful riding and walking opportunities and has many other local attractions.

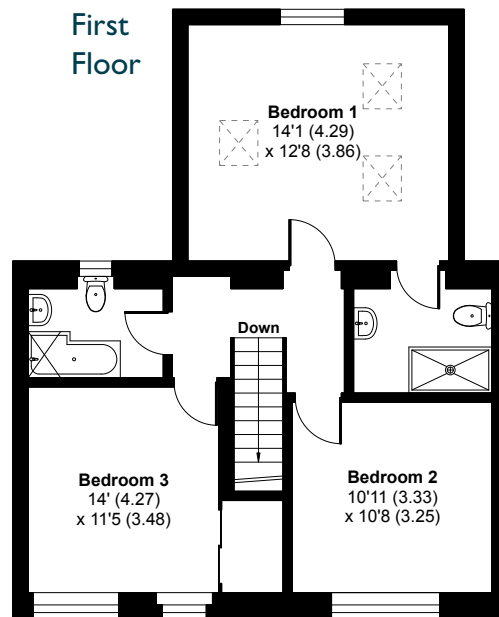


FLOORPLANS

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 turn left into Silver Street. This leads past the Market Place and into Park Street. As the road bends around to the left Park Square is on the right with No.7 in the middle.

Viewing

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

Energy Performance

EPC rating is "TBC", further details are available on request.

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.