

# 89 The Oaks

Masham, Ripon, North Yorkshire, HG4 4DT



A great opportunity to purchase this good sized 1 bedroom terraced house perfect for a first time buyer or as an investment in the sought after Market town of Masham with 2 off street parking spaces and a garden.

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

**GUIDE PRICE**  
**£169,000**



89 The Oaks is a 1 bedroom mid-terraced house just on the edge of the sought after Market town of Masham. It has the benefit of 2 off-street parking spaces to the rear and a fenced-in rear garden. The property has a sitting room, kitchen, double bedroom, shower room and an 2 off-street parking spaces.

### The Property

The property is approached via a path through the front garden to the front door. The front door leads into the sitting room, views over the front garden and double French doors leading to the kitchen. The kitchen has a range of base and eye-level units with work surfaces incorporating a sink unit, a 4 ring gas hob unit with an extractor fan above and double electric oven below. Space for a fridge/freezer and plumbing for a dishwasher. Door leads to the rear conservatory/utility room with a range of base units, plumbing for a washing machine and door to the rear garden. Stairs lead to the first floor landing with an airing cupboard with a wall mounted gas combination boiler and shelves above. Ceiling hatch gives access to the roof space. Double bedroom with 2 built-in wardrobes and views over the front garden. Shower room with a shower cubicle, low level WC and wash handbasin set into a vanity unit with drawers and cupboards below, wall mounted vanity mirror and shaver point. Fully tiled walls and floor.

### Outside

There is a small garden at the front with stocked border and path leading to the front door. There is a garden at the rear laid to paving with an outside tap point. There is a further gate leading to 2 off-street parking spaces.

### Location

The house is situated on the edge of the Market town of Masham. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, a bank, an excellent doctors surgery, school, kindergarten and 2 Breweries! There is a great recreation area with a cricket pitch, tennis courts, football pitch and boules court to name a few of the activities available!

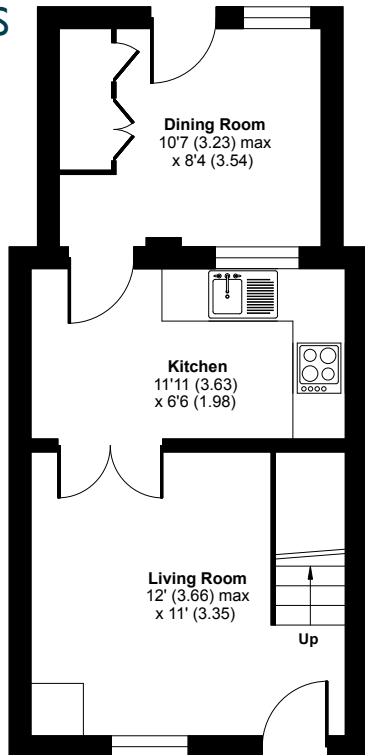
The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

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.

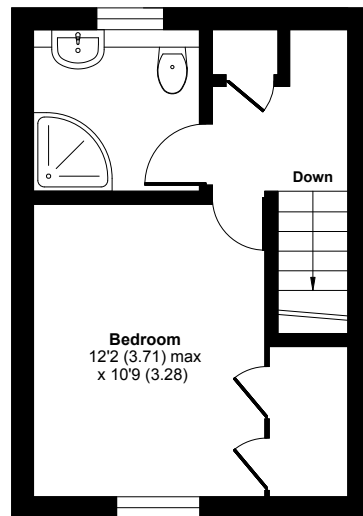


## FLOORPLANS

Ground Floor



First Floor





### Services

Mains water, electricity, gas and drainage.

### Council Tax

Council tax is payable to Yorkshire Council, band B.

### Tenure and Possession

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

### Directions

On entering the town of Masham carry on past the Co-op and Wensleydale Garage and turn left into Fearby Road (signposted to Fearby and Healey). After about 100 meters take the next turning left into Westholme Road. After another 100 meters turn right into The Oaks. Carry on the road for a couple of hundred meters and 89 will be found on the left just before Swinburn Road starts.

### 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		87 B
69-80	C	71 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.