

Woodhouse

7 Park Street, Masham, Ripon, North Yorkshire, HG4 4HN



A great double fronted 3 bed, 3 bath house with 2 reception rooms and an excellent Kitchen/breakfast room with a walled garden and store sheds 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
£535,000



7 Park Street comes to the market in great order with 3 double bedrooms, 3 bathrooms (2 en-suite) sitting room, dining room, a large kitchen/dining room, utility room, downstairs WC and a walled garden with 2 large storage sheds.

The house is approached through the front door into a small hall. Sitting room to the left. Large window overlooking the front with an open fireplace with wooden mantle piece, surrounds and stone hearth. 2nd sitting room/dining room is off the hall and has an open fireplace with a log burner, stone tiled floor and large window overlooking the front. Arch leads through into the Kitchen/dining room. This is a good-sized room with a good range of base and eye level units with ample quartz worksurfaces incorporating an electric hob unit with an extractor fan above, microwave/oven, electric oven, integrated fridge/freezer, an island unit with quartz worktop, breakfast bar, one and half bowl sink unit, with cupboards below and plumbing for a dishwasher. The floor is laid to flag stones and a door leads off into the utility room. A further set of French doors with a sky light above, lead out to the garden. There is a walk-in store/pantry cupboard. The utility room has a built-in seating bench with space for boots/shoes below and further built-in unit with plumbing for a washing machine and dryer below. Door to the WC with wall hung WC, wall hung wash hand basin, part tiled walls. There is a further door leading to the garden.

First floor:- Landing with bedrooms and bathroom leading off. Bedroom one at the front of the house has a large walk-in cupboard and an en-suite shower room with full tiled shower cubicle, wash handbasin set in a vanity unit with shelf above, low level WC and a heated towel rail. Bedroom 2 at the front has a walk-in cupboard. Bedroom 3 at the back has an en-suite bathroom with panel enclosed bath, overhead shower with glass shower screen, wash hand basin and low level WC with a heated towel rail. The family bathroom has a panel enclosed bath, a separate shower cubicle, pedestal wash handbasin, low level WC, 2 heated towel rails and an airing cupboard with store shelves and a gas combi-boiler for the hot water and central heating.

Outside

To the side of the house there is an unmade road leading to a side gate and rear walled garden with 2 large storage sheds. The rear garden is laid to Breedon gravel and stone flags, which is ideal for alfresco dining.

Location

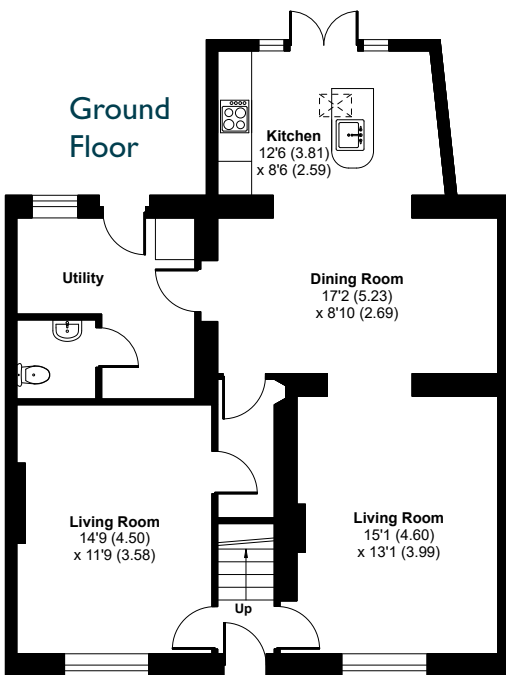
The property is situated in Park Street and just around the corner from the Market Square. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, a garage, a very good school, an excellent doctors surgery and 2 Breweries! There are many good local public and private schools in the area.

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.

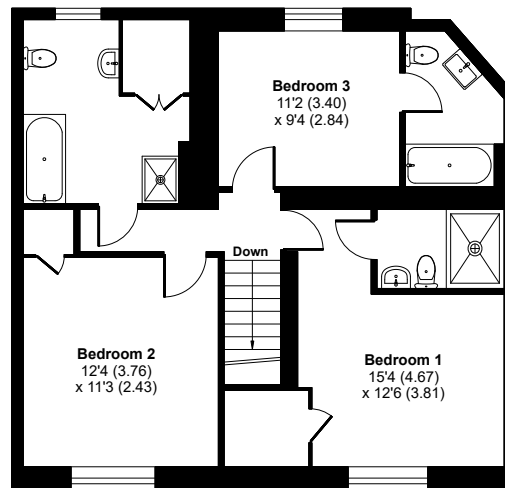
The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well-respected cooking school 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.



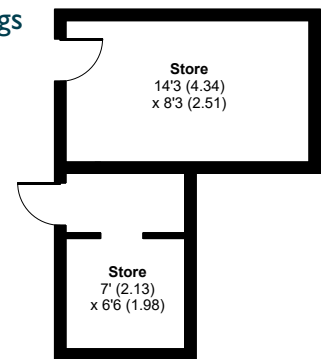
FLOORPLANS



First Floor



Outbuildings





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is 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. After the road bends around to the left No.7 will be found 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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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.