

27 The Oaks

Masham, Ripon, North Yorkshire, HG4 4DT



A great opportunity to purchase this good sized 3 bedroom semi-detached house with a conservatory in a quiet cul-de-sac in the sought after Market town of Masham with a garage, off street parking and a front and rear garden.

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

GUIDE PRICE
£295,000



27 The Oaks is a 3 bedroom, fully double glazed, semi-detached house situated in a quiet cul-de-sac on the edge of The Oaks and close to the centre of Masham. It has the benefit of solar panels on the roof with a fixed feed-in-tariff, as well as a garage and off-street parking with a front and rear garden. The property has a sitting room, conservatory, kitchen/dining room, 3 bedrooms, family bathroom, garage, off-street parking.

The Property

The property is approached via the front garden and driveway up to the front door. Hall with stairs to the first floor and door to the sitting room. The sitting room has a bay window to the front and an open fireplace with a log burner in situ with built-in book shelf to one side. The kitchen/breakfast room has an array of base and eye level units with ample work surfaces incorporating a gas hob unit with extractor fan above and electric oven below. There is a 1 ½ stainless steel sink unit and plumbing for a washing machine and dishwasher. There is space for a fridge/freezer and an understairs cupboard, great for extra storage. Archway through to the conservatory with vaulted ceiling, Velux windows and double doors leading out to the garden. On the first floor there is a small landing with access to a fully boarded and insulated loft space via a loft ladder. Bedroom 1 is at the front of the house with a bay window and free standing wardrobe unit. Bedroom 2 is at the rear of the house with views over the garden, Theakstons Brewery and to the church. Bedroom 3 is at the front of the house with a couple of wall mounted store cupboards. The family bathroom has a panel enclosed bath with a wall mounted shower unit and shower door. Pedestal wash hand basin and low level WC. The walls are fully tiled and there is a shaver point and freestanding medicine unit.

Outside

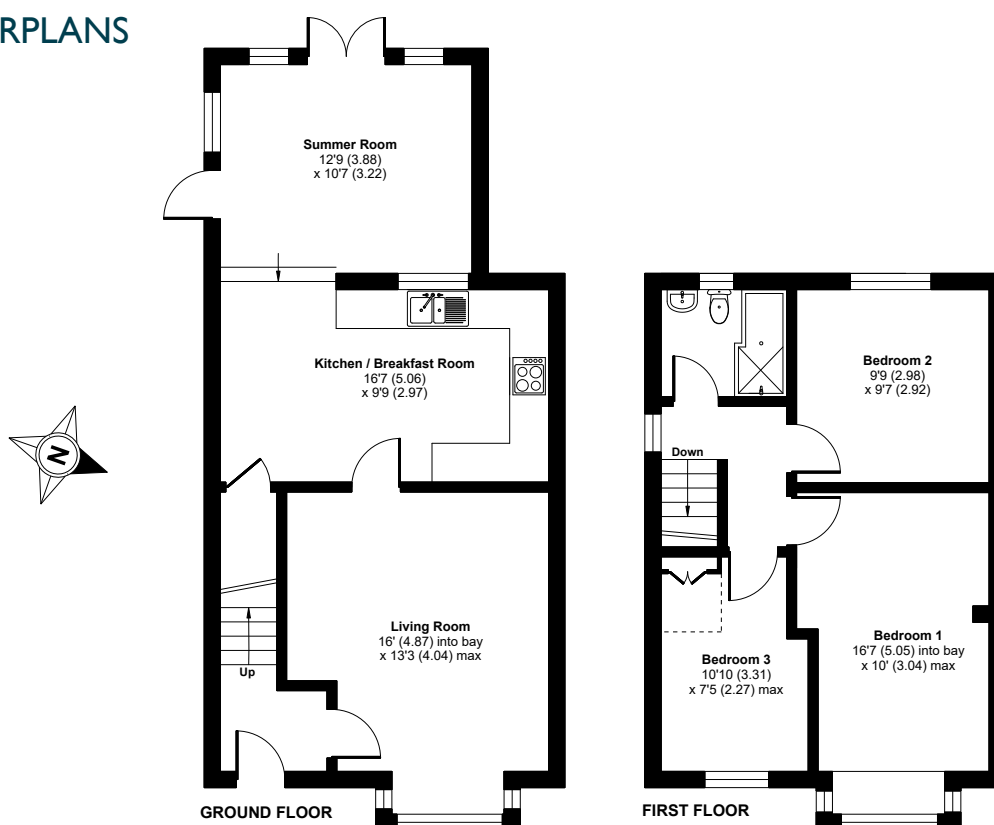
There is a small garden at the front of the property with a drive leading to the garage. Single up and over door with small work bench and side shelving, access to fully boarded loft via ladder and door to the rear garden. The rear garden is laid to lawn with wooden panelled side fencing and Swinney Beck at the bottom. Stocked borders and a patio area.

Location

No. 27 is situated in a very quiet position in a quiet cul-de-sac on the edge of the Market town 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, a primary and pre-school and an wonderful 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





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band C and payable to Yorkshire Council.

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. Take the first turning on the left into a quiet cul-de-sac and No.27 will be found at the end.

Viewing

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

Energy Performance

EPC is band "B". Full details available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	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.