

37 The Oaks

Masham, Ripon, North Yorkshire, HG4 4DT



A great opportunity to purchase this good sized 1 bedroom terraced house in the sought after Market town of Masham with off street parking and a garden.

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

GUIDE PRICE
£159,000



37 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 off-street parking to the side and a south facing rear garden. The property has the benefit of a new gas boiler; a sitting room, kitchen, bedroom, bathroom and an off-street parking space.

The Property

The property is approached via the front garden and through the front garden. The front door leads into the sitting room. The kitchen has a range of base and eye-level units with a breakfast bar, space for a fridge, space for free-standing electric oven, stainless steel sink unit and space for a washing machine. A garden door leads out to the south facing garden.

Upstairs there is a Landing area with an airing cupboard. The double bedroom has a built-in wardrobe and views over the front. The bathroom has part tiled walls, a panel enclosed bath with an electric wall mounted shower and screen, pedestal wash handbasin and low level WC.

Outside

There is a small garden at the front and path leading to the front door. There is a garden at the rear. The garden is South facing and a great sun trap. There is a further opening leads to the off-street parking area.

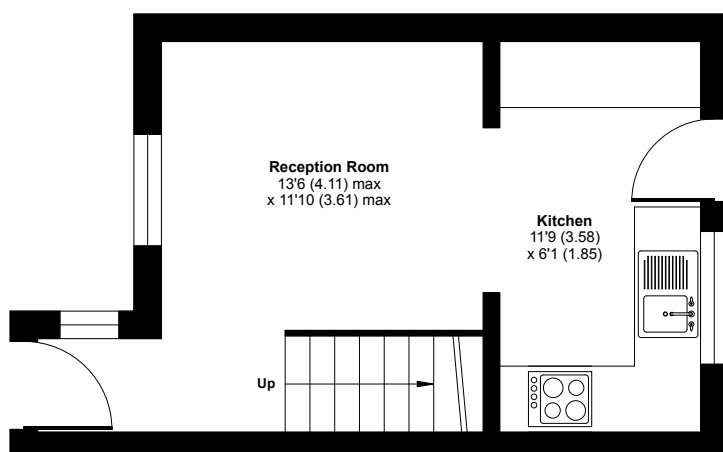
Location

The house is situated on the edge of the Market town of Masham and yet is only a couple of minutes walk into the Market Square and 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.

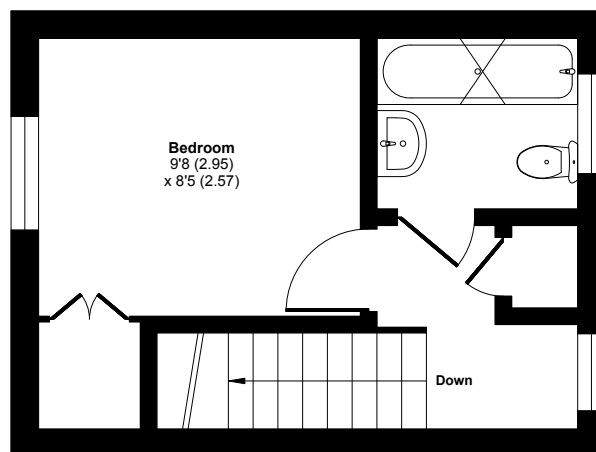


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is payable to Harrogate District 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.37 will be found on the right.

Viewing

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

Energy Performance

EPC rating is "D", further details are available on request

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	62 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.