

8 Market Place

Masham, Ripon, North Yorkshire, HG4 4EB



A great opportunity to own a Grade II listed house in this delightful Market Square that used to be a Tea-room but is now split into 2 flats. There is also a garage with a store room/ workshop and small garden to the side.

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

GUIDE PRICE
£445,000



At present, on the ground floor there is a one bedroom flat with a sitting room, kitchen, bedroom and bathroom. It has direct access onto the Market Square and a rear door to the garage and store shed.

Upstairs there is a 2 bed maisonette situated over the first and second floors with a kitchen, sitting room, 2 bedrooms bathroom (en-suite) and separate shower room. Both flats have views over the Market Square.

Outside

There is small courtyard leading to a garage with a stone store shed/workshop and small garden to the side.

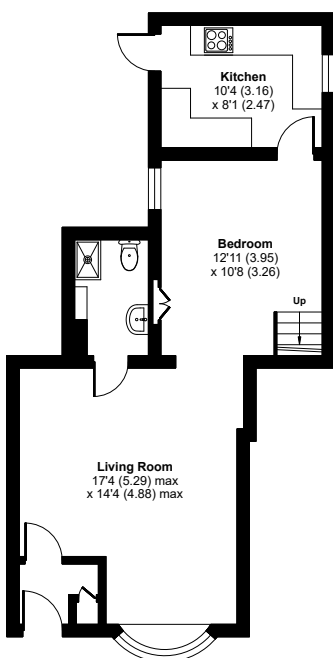
Location

No. 8 is situated on the Market Square of Masham. 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, garages, 2 Breweries, an excellent Doctor's surgery as well as a great local School and Nursery. Busses take local children to schools in Bedale and Ripon and there is a regular pick-up for the local private schools. 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.

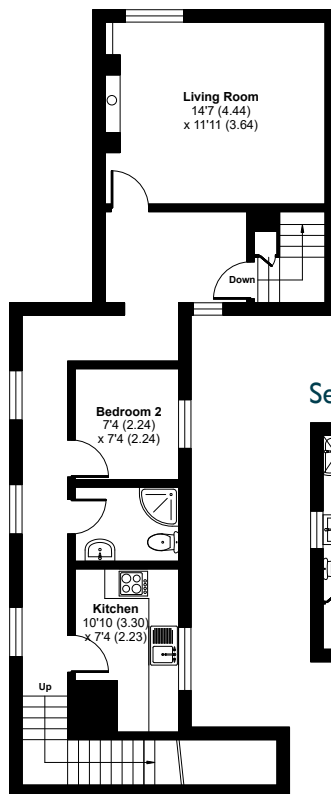


FLOORPLANS

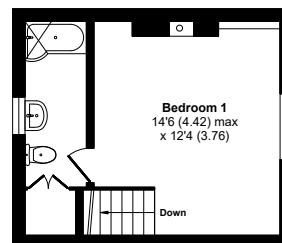
Ground Floor



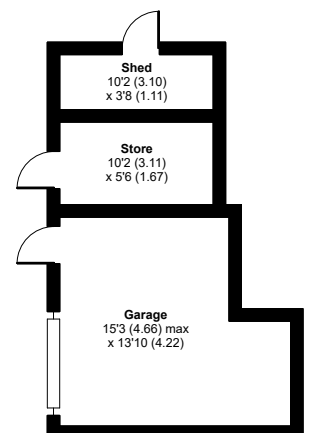
First Floor



Second Floor



Garage & Outbuildings





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is payable to Yorkshire Council

Fixtures and fittings.

All items normally designated as fixtures and fittings are specifically excluded from the sale.

Tenure and Possession

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

Directions

On entering the town of Masham carry into the Market Square and No. 8 will be found on the West side of the Market Place.

Viewing

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



Important Notice

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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.