

8 Avenue Bank

Masham, Ripon, North Yorkshire, HG4 4DU



A charming semi-detached 2 bed, bungalow which has been fully renovated with a detached garage and a pretty garden backing onto the meadows at the rear situated just on the edge of the delightful market town of Masham.

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

GUIDE PRICE
£269,000



The property is a lovely semi-detached bungalow that has been completely renovated recently with well laid out accommodation including an open plan sitting room/kitchen at the back overlooking the fields. Recently the house has had a new kitchen, bathroom, new Valiant combination gas boiler, new radiators and double glazed windows leaving it perfect for an incoming purchaser.

The house is entered via an entrance hall with space for coats and boots etc. A hallway leads down to the sitting room that is open to the kitchen. There is a fireplace with marble slips and hearth with wooden mantle piece and surrounds and an electric fire and sliding doors onto the garden with views over the meadow. The kitchen area is a good size and has been completely renovated with a range of base and eyelevel units with quartz work tops incorporating an electric hob unit with an electric oven below and an extractor fan above. There is an integral fridge and cupboard with plumbing for a washing machine. A door to the side of the house leads to the driveway and detached garage. There are 2 bedrooms and a fully renovated family shower room with shower cubicle, wash hand basin set in a wall mounted vanity unit with low level WC. There is a loft ladder giving access to very useful storage in the roof space. This space can be converted (subject to the usual planning requirements etc.) to make an extra bedroom and bathroom (as done next door).

Outside

There is a small driveway providing off street parking for a couple of cars and leads to a single detached garage to the side with power, light and garden door to the side. The gardens wrap around the property and have been laid out to lawn with hedging to the borders. The garden overlooks the meadow at the rear and has wonderful far reaching views down to the River Ure.

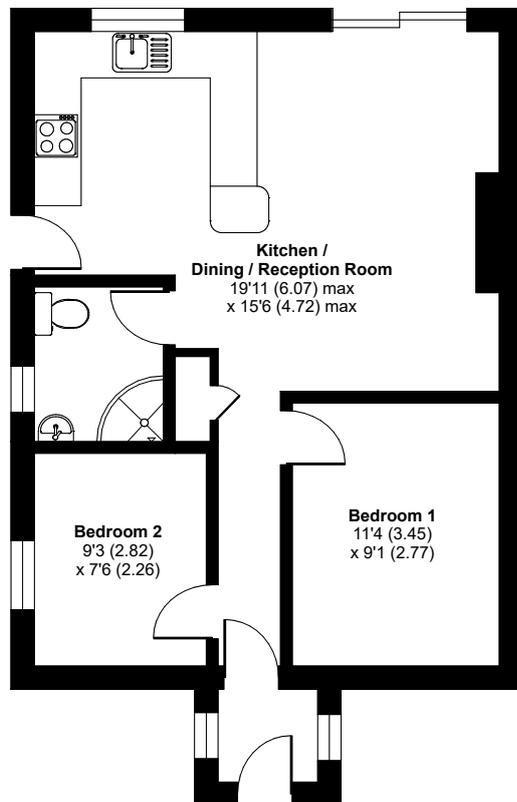
Location

No.8 is situated in Avenue Bank at the end of the cul-de-sac. 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, a primary and pre-school and an excellent Doctors surgery! There is a range of 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.

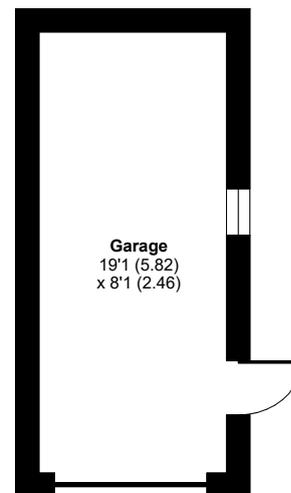


FLOORPLANS

Ground Floor



Garage





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 over the bridge and Avenue Bank is the first road on the right. Carry on into Avenue Bank and go around to the right and No.8 is at the end.

Viewing

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

Energy Performance

EPC rating is "C", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 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.