

3 Cardinal Court

College Lane, Masham, Ripon, HG4 4HE



Great 2 bedroom flat on the ground floor, with a share of the freehold and just around the corner from the Market Place in this sought after town of Masham. No onward chain. Perfect starter home/investment property.

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

GUIDE PRICE
£159,950



The Property

3 Cardinal Court is a two bedroomed ground floor flat situated in this quiet street in the heart of Masham. The flat has its own entrance door with a hallway, sitting room, kitchen and 2 bedrooms with a bathroom. Hall with a store cupboard at the end. The sitting room has 2 wall light points, a wooden mantle piece and surround with an electric log burner. In the Kitchen there is a good range of base and eye level units with ample work surfaces incorporating a gas hob unit with an extractor fan above and tiled splash backs. There is an electric oven housed in one of the kitchen units, plumbing for a washing machine, space for a free-standing fridge/freezer and the floor is tiled. Bedroom 1 has an alcove, perfect for a built-in wardrobe and bedroom 2 has an array of built-in cupboards. The bathroom is finished with fully tiled walls, with a wall mounted shower attachment, wash hand basin, low level WC, wall mounted medicine cupboard, heated towel rail and an extractor fan (this room is set-up for disabled use).

The property would be a great start for someone to get a foot on the property ladder or as an investment/holiday home/let.

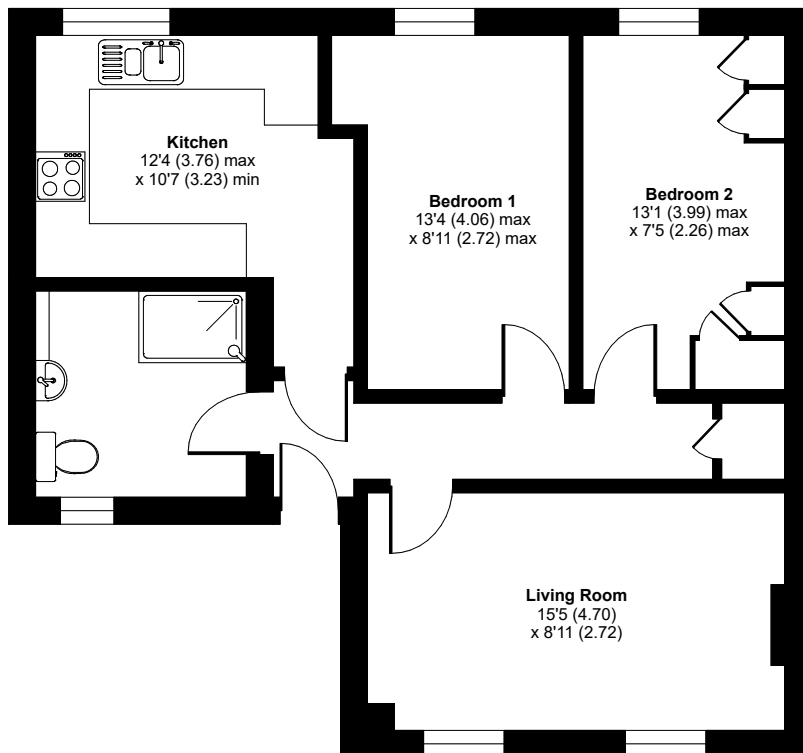
Location

The flat is situated off College Lane and just around the corner from the Market Square. The market town of Masham offers a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 breweries, a very good primary and pre-school and an outstanding Doctors surgery! There is a range of excellent schools in the local area both private and public. The A1/M is just over 10 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 17 miles away and provides good 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. There is a charming local golf course at Masham and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by. The prestigious Grantley Hall Hotel is also close by with its Michelin starred restaurant (Shaun Rankin) and numerous other restaurants as well as its Nightclub, Spa and rooms.



FLOORPLANS

Ground Floor





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band "B" and payable to Harrogate District Council.

Tenure and Possession

The property is offered with a share of the freehold and sold on a 990+ year lease. Vacant possession upon completion – no onward chain.

Directions

On entering Masham from Ripon after the bridge over The River Ure turn left into Silver Street. Take the first right into College Lane and Cardinal Court is the last building on the right before the corner. No.3 is situated on the ground floor.

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		
81-91	B		
69-80	C		74 C
55-68	D	66 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.