

Davis
Lund

Masham
Ripon
North Yorkshire
HG4 4HU
Offers Over £320,000





Accommodation

A neatly presented family home, substantially extended and now offering very spacious and flexible living accommodation. The property offers a sought after location in the highly desirable town of Masham, whilst also enjoying lovely countryside views to the rear.

The house has been extended to both the side and rear, which has completely transformed the property. The side extension has added a further garage and main bedroom, whilst the rear extension has created a lovely open plan kitchen/diner/family room, which is ideal for family life and entertaining.

On the ground floor the main entrance door leads to the entrance hall, with stairs rising to the first floor and an under stairs storage cupboard. There is a living room to the front of the house with a fireplace, whilst the downstairs bathroom offers a white suite, including a bath with shower over. To the rear of the property there is a fantastic size open plan living space, with a range of modern kitchen units and both living and dining areas, whilst double doors lead to the rear garden. Access is available into the single garage, which offers double doors from the front and a further entrance door to the rear garden. The garage offers potential to convert to further living space, subject to necessary consents. To the first floor there is a landing, main bedroom with dressing/store room, two further double bedrooms (one with a toilet) and the second bathroom, again fitted with a white suite. The property offers gas central heating and double glazing, whilst solar panels are also in place.

Externally there is driveway parking to the front of the house and a low maintenance garden. The rear garden is a real delight, being fully enclosed and ideal for animals and children, whilst also backing onto open fields. The garden is part laid to lawn, whilst the original garage is still in place, adding even further storage.

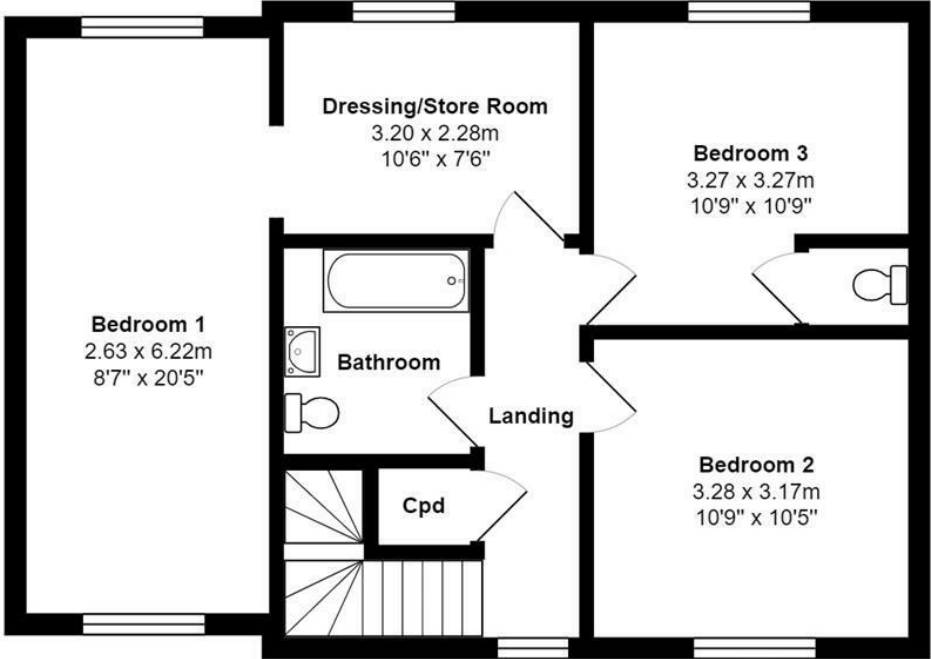
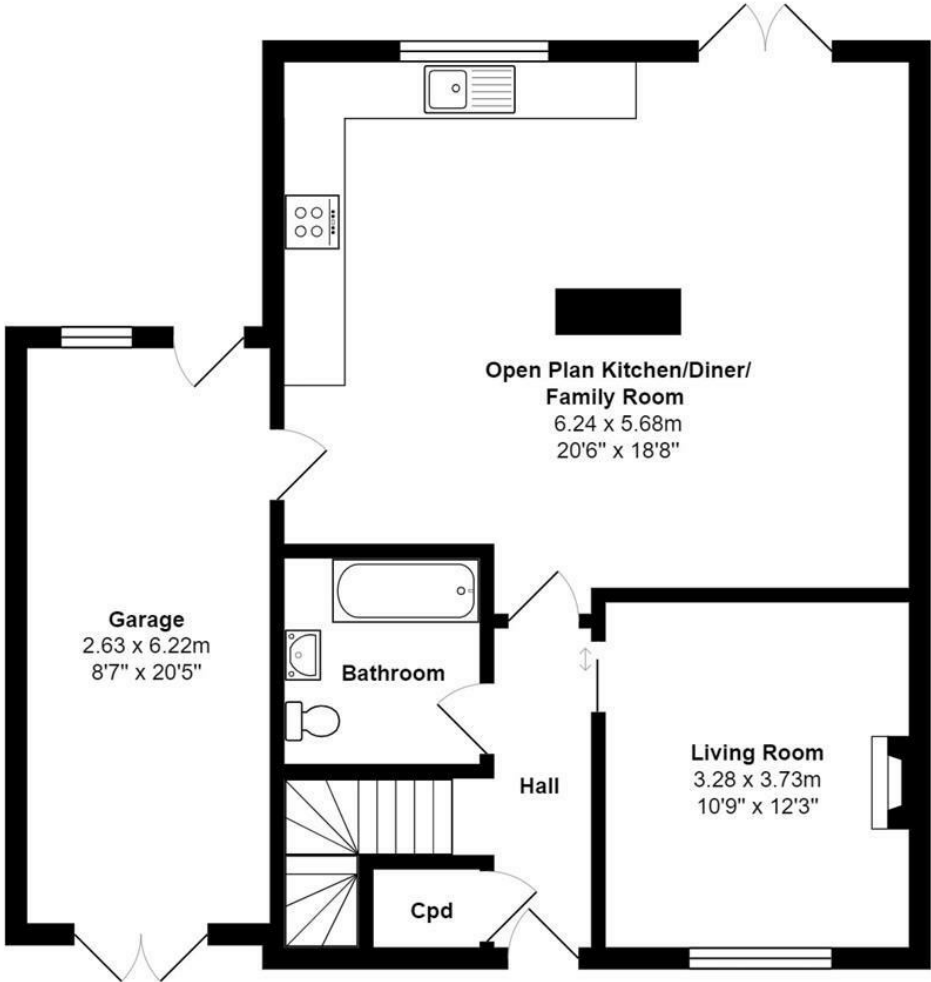
The property is located in the highly sought after Market Town of Masham, occupying a central location and being just a few minutes walk from the town centre and the array of amenities on offer. The house is also located close to the play park, ideal for families with children.

An early internal viewing is essential on this lovely home, which is sure to attract a lot of interest.







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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