



**3 THE MEWS, CHURCH STREET,
MASHAM, RIPON, HG4 4DR**

**£300,000
FREEHOLD**

An excellent Mews style cottage neatly positioned just off the Masham Market Place. The property benefits from three bedrooms, two shower rooms, a great layout plus a garage, off street parking and an idyllic private garden to the rear. The house will suit a variety of lifestyles and viewing is highly recommended.

NORMAN F. BROWN

Est. 1967

3 THE MEWS, CHURCH STREET,

- 3 Bedrooms • Mews Cottage • Close To Masham Market Place • Private Mature Garden • Off Street Parking & Garage • Gas Fired Heating & Double Glazing • Ideal For Ripon, Bedale & The Yorkshire Dales • 2 Shower Rooms • Video Tour Available • Enquire Today For Your Personal Viewing



Description

This Mews cottage is located within an attractive courtyard just off Masham Market Place offering purchasers a convenient position within the town and community. The property is well presented with an excellent layout served by a gas fired heating system.

The house opens from the courtyard via French Doors into a hallway with a built in coat cupboard and stairs to the first floor. The 'L' shaped sitting/dining room is lovely and bright with windows to the front and rear. The sitting area has room for sofas and has an inglenook style fireplace for an electric fire with granite hearth and bookcase built into the alcove. The dining area has space for a dining table and chairs with a service hatch through to the kitchen.

The kitchen itself is set to the rear and comprises of a range of wall and base units, work surface, tiled splashbacks and a one and a half bowl sink. There are built appliances including a double gas hob, electric oven and microwave. There is also a useful under stairs cupboard with electrics for a fridge freezer and pantry shelving, the kitchen also has a door out to the rear for the garden, parking and garage.

To the first floor the landing opens to the three bedrooms and the main shower room. There is also a loft hatch with a drop down ladder to the mainly

boarded loft which provides useful extra storage with lighting. Bedroom one is a double to the rear with an en suite shower room having a clever space saving folding Oak door, comprising of a shower enclosure with a sliding screen door and an electric shower plus a washbasin set into a vanity unit and a push flush W.C. Bedroom two is another double bedroom with an attractive outlook over the Mews and Bedroom three, with another clever space saving folding Oak door, is a good single bedroom that would also make a great study with a built in cupboard with plumbing for a washing machine. The main shower room again has a contemporary style with a shower enclosure having double sliding screen doors, fixed and handheld shower heads plus a push flush W.C and washbasin set into a vanity unit.

Outside the property has a right of way across the courtyard for access to the hallway and to the rear is a private Yorkshire Stone paved parking area, accessed off the lane from Park Street, which also has a security light. Across the lane is a private garden that is mainly paved and provides a peaceful and tranquil setting for entertaining or for simply sitting out amongst a range of mature shrubs and trees within a walled boundary. The garage is accessed further along the lane and has an electric roller door with lighting and power plus steps up to a mezzanine level providing further storage.

Location

Masham is a small market town and civil parish in the Harrogate district of North Yorkshire to the North of Ripon in Lower Wensleydale close to the Yorkshire Dales. The town itself is well served with a co op for everyday needs and larger supermarkets close by in nearby Ripon, easily accessible by car or the 138 bus service. The Georgian Market Place is a lovely setting with a range of independent shops, pubs and restaurants and Swinton Park Hotel and Spa is also close by. Junction 50 of the A1(M) is also easily accessible for commuters with Harrogate, Leeds, York, Teeside and Newcastle all within an hours drive.

Although Masham is a relatively small town it has two working breweries, Black Sheep Brewery and Theakstons, situated only a few hundred yards from one another. The Masham Steam Engine & Fair Organ Rally has held annually, organised by the Masham Town Hall Association; it began in 1965 to raise money for the local town hall.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – C

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard.

The courtyard to the front is not owned by number 3 but there is a right of access across it for the property.

The lane to the rear is used as a footpath and leads through the Arch to the Market Place from Park Street.

Conservation Area - Yes (Masham)

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband: Current suppliers is EE.

Checker: www.checker.ofcom.org.uk

Mobile: Current supplier is O2.

Signal Checker visit www.checker.ofcom.org.uk

House Signal Black Spots –

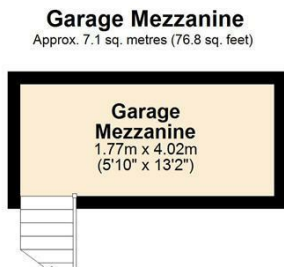
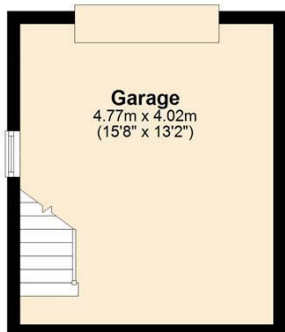
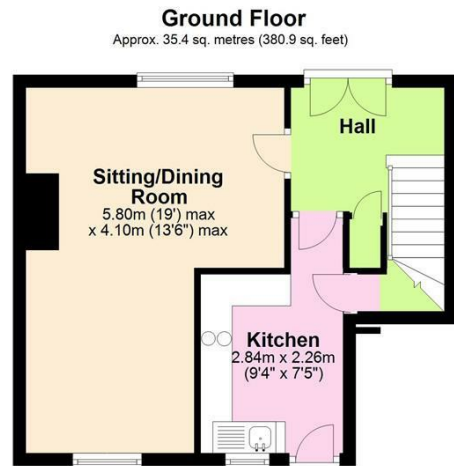
Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years –
No

Restrictive Covenants: Not Known

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Total area: approx. 97.4 sq. metres (1048.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

