



5 The Avenue., Masham HG4 4DS  
£240,000



**JOPLINGS**  
Property Consultants



## 5 THE AVENUE.

### MASHAM, HG4 4DS

Welcome to this charming two-bedroom cottage located on The Avenue in the picturesque market town of Masham. This modern end-terrace house boasts a series of recent upgrades, including new windows and doors, new kitchen and bathroom and a new Viessmann combi boiler., ensuring a comfortable and stylish living space for its new owners.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two well-appointed bedrooms, offering ample space for a small family, guests, or a home office.

One of the highlights of this lovely cottage is the front and rear low maintenance gardens, providing a tranquil outdoor space to enjoy the fresh air and perhaps indulge in some gardening if you wish.

Convenience is key with parking and a garage, ensuring that you and your guests will always have a place to park without any hassle.

Situated on the edge of Masham, this property offers stunning views over the recreation ground towards the River Ure, allowing you to soak in the beauty of the surrounding nature right from your doorstep.

Don't miss out on the opportunity to own this delightful cottage in a sought-after location. Whether you are looking for a peaceful retreat or a place to call home, this property has it all. Contact us today to arrange a viewing and make this charming cottage your own slice of paradise in Masham.

#### ENTRANCE PORCH

UPVC double glazed window to the side and composite door gives access into the property. A glazed door leads through to the sitting room.

#### SITTING ROOM

UPVC wood effect sash style double glazed window over looking Masham Recreation Ground towards the River Ure. Electric fire on composite marble hearth and back with pine surround. Built in alcoves storage cupboard and display shelving. Coving. Radiator. Good-sized understairs storage cupboard.

#### KITCHEN

UPVC wood effect sash style double glazed window to the rear. A range of shaker style base and wall units with coordinating work surface over. Stainless steel sink and drainer with mixer tap. Glass splashbacks. Electric single oven and grill with gas hob and extractor over. Built-in microwave. Fridge freezer and washing machine. Separate breakfast bar.

#### HALLWAY

Composite part double glazed door gives access to the rear patio garden with a further UPVC double glazed window. Radiator. Stairs to the first floor.



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#### FIRST FLOOR

##### LANDING

Storage cupboard housing the Viessmann gas combi boiler. Loft access.

##### BEDROOM ONE

UPVC wood effect sash style double glazed window with front outlook, overlooking the Masham Recreation Ground. Built-in wardrobes with mirrored doors. Radiator.

##### BEDROOM TWO

UPVC wood effect sash style double glazed window overlooking the rear. Built-in wardrobe and a further built in storage cupboard. Radiator.

##### SHOWER ROOM

UPVC wood effect opaque double glazed window to the side. Suite comprising: fully tiled walk-in shower cubicle with thermostatic dual rainfall and handheld shower, wash hand basin with vanity drawers under and mirrored cabinet above and low-level WC. Partially tiled walls and tiled flooring. Extractor. Ladder style towel rail.

##### OUTSIDE

###### TO THE FRONT

Wrought iron gate leads into a Indian sandstone paved patio garden with borders overlooking Masham's Recreation Ground. Stone wall boundary to the Front and Side. Pathway leading to the Rear of the property.

###### TO THE REAR

Wrought iron pedestrian gate leads off the driveway into an Indian Sandstone paved courtyard with stone wall boundaries and wrought iron railings.

##### GARAGE

Block paved driveway with parking for two cars leads to a single garage with up and over doors. UPVC opaque window to the Side. Power and light.



**COUNCIL TAX**  
Council Tax Band C

**SERVICES**  
Mains Water and Drainage  
Electricity  
Gas central heating

**BROADBAND AND MOBILE PHONE**  
See Ofcom checker and Openreach website for more details.

**COVENANTS**  
There title register of this property contain restrictive covenants which are available on request.

**PLANNING**  
Properties within the cul-de-sac have planning permission. We would advise that you visit the NYC Planning Portal for further information.

The property is located in the Conservation Area for Masham.

**OPENING HOURS**  
RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m  
Friday 9.00am to 5.00pm  
Saturday 9.00 a.m - 4.00 p.m  
Sunday Closed

**JOPLINGS INFORMATION**  
Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

## DIRECTIONS

From Joplings office proceed down North Street to the clock tower then turn left up Palace Road. Take the A6108 to Masham. You will enter Masham on The Avenue and the access to the cul-de-sac and the property itself can be found on the right hand side.

## A BIT ABOUT MASHAM

There are many amenities in the market town of Masham including pubs, cafes, restaurants, a supermarket, bakeries, butchers and doctors. The town also benefits from a Outstanding Primary School and Good pre-school.

Many other amenities can be found in the market town of Bedale (11mins) or the City of Ripon (approx 20mins). There are good A1 links at both Bedale and Ripon and for travelling further afield there are train links at Thirsk (approx 22mins) and Northallerton (approx 26mins), or Harrogate and Darlington both approximately 40 minutes away. Leeds Bradford Airport can be accessed in just over an hour by car.

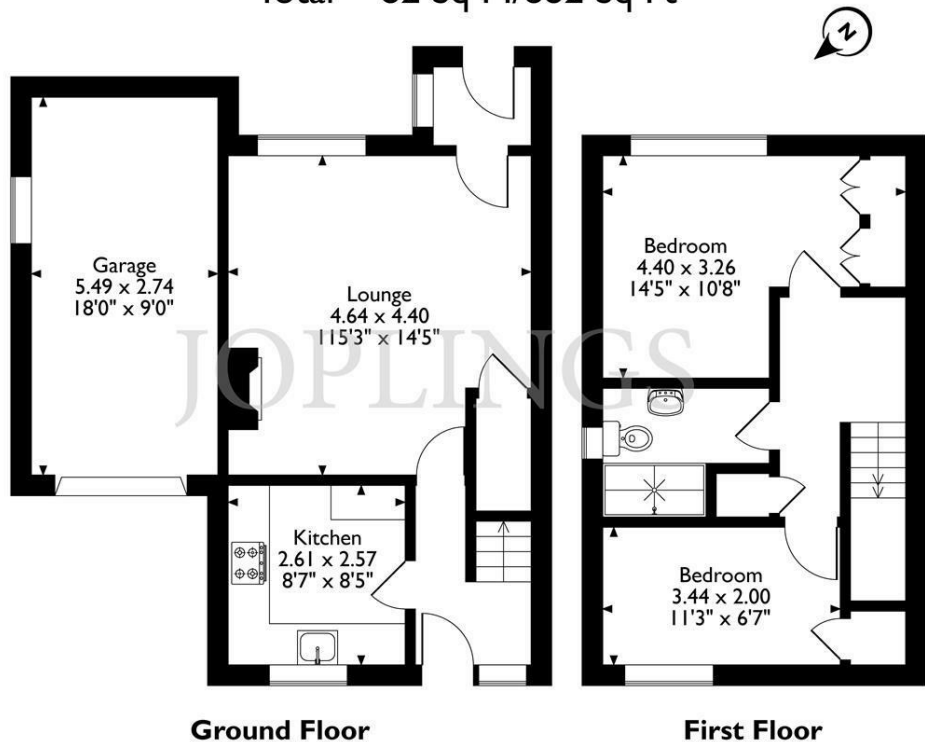
Local attractions include; many walks through the Swinton Estate, the Druid's Temple, Hackfall woods, Fountains Abbey, the historic market town of Masham including the Black Sheep and Theakston's Brewery, the Marfield Marshes, the Nosterfield Local Nature Reserve and the beautiful Yorkshire Countryside.





FLOOR PLANS

5 The Avenue, Masham, Ripon, North Yorkshire  
 Approximate Gross Internal Area  
 Main House = 67 Sq M/721 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 82 Sq M/882 Sq Ft

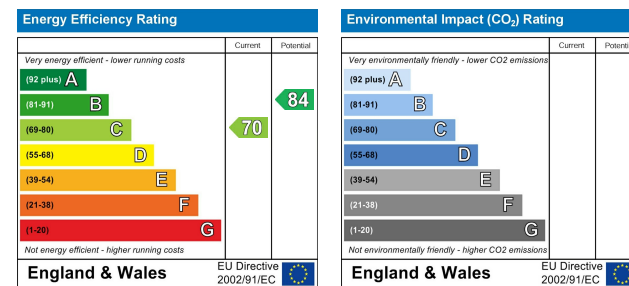


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
 01765 694800  
 ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
 01845 522680  
 thirsk@joplings.com

www.JOPLINGS.com

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