



23 College Lane

Masham, Ripon, North Yorkshire, HG4 4HE



Robin Jessop

A STUNNING TWO BEDROOM COTTAGE LOCATED JUST OFF MASHAM MARKET PLACE

- Grade II Listed Cottage
- Two Double Bedrooms
- Character Features Retained Throughout
- Finished to a High Standard
- Popular Market Town Location
- No Chain
- Opportunity to purchase fully furnished
- Ideal Holiday Let or Second Home Potential
- Guide Price: £250,000 - £275,000

SITUATION

Ripon 10 miles. Leyburn 11 miles. Harrogate 21 miles. Leeds 40 miles. Leeds Bradford & Newcastle airports are a 1 hour's drive. Distances and times are approximate.

The property is pleasantly situated in a peaceful setting opposite the cricket pitch and just a minutes walk from Masham market place where there is a weekly market, a range of shops, cafes and pubs together with the famous Black Sheep and Theakston's Breweries. The location is convenient and within reasonable commuting distance of the larger centers of Ripon, Harrogate and York.

DESCRIPTION

23 College Lane comprises an immaculate two-bedroom Grade II listed terrace cottage with first-class fixtures and fittings throughout.

The ground floor accommodation comprises a welcoming porch and a spacious open plan living/dining room, with exposed beams stone walls and a useful understairs cupboard. There is a recently upgraded kitchen with a range of cream base and wall units, integrated appliances including an electric hob unit with oven below and extractor fan, washing machine, fridge freezer and plumbing for a dishwasher.

To the first floor there are two double bedrooms and a family bathroom. The bathroom comprises of a shower cubicle, W.C,



wash basin, bath and a radiator.

23 College Lane offers a perfect opportunity for a first-time buyer or to be run as a successful holiday let. The property is offered to the market with no onward chain and available fully furnished by separate negotiation.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

What3words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///farm.decency.heightens

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale. Current rateable Value £1925

TENURE

Freehold with vacant possession.

BUSINESS RATES

Current rateable Value £1925 April 2023 - Present.

ENERGY PERFORMANCE CERTIFICATE

Band D.

SERVICES

Mains electricity, water, gas and drainage. New heating and hot water system recently installed. Broadband connection available.

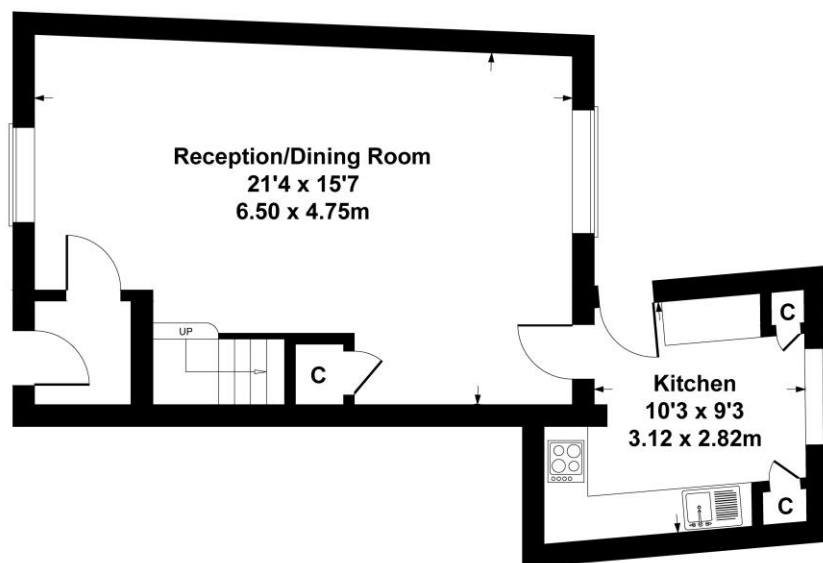
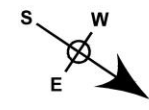
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

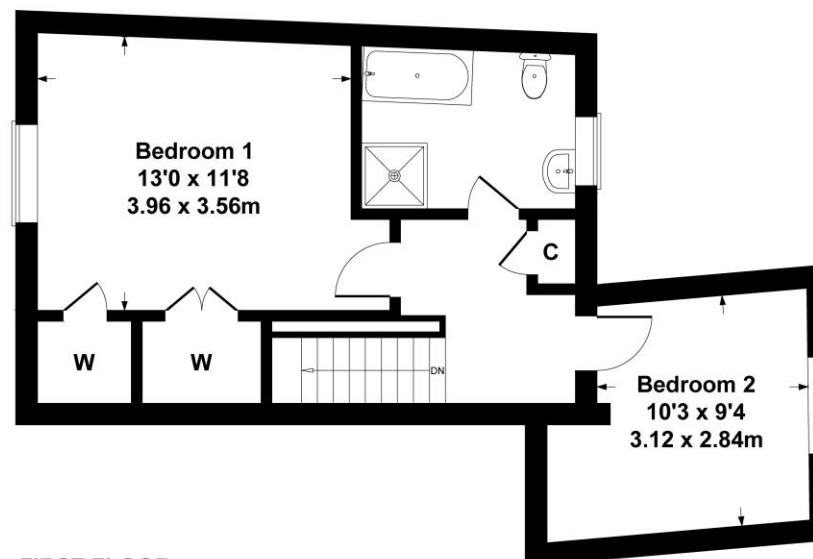


23 College Square, Masham

Approximate gross internal area
95 sq m - 1023 sq ft



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

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Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.