

14 Park Street

Masham, Ripon, North Yorkshire, HG4 4HN



A great opportunity to purchase this 2 bed Grade II listed mid-terraced house with a couple of outbuildings in the sought after Market Town of Masham.

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

GUIDE PRICE
£295,000



The Property

This property comes to the market in need of some modernisation. Entrance lobby leads to sitting room. Open fireplace with brick hearth and surround, wood floor and night storage heater. Dining room with wood floor and night storage heater. Snug with beamed ceiling and night storage heater. Kitchen with base units, single drainer, single bowl stainless steel sink unit, work top, space for fridge.

First floor Large landing with airing cupboard with lagged hot water tank and slatted shelves. Bed 1 with built in wardrobe, wood floor and night storage heater. Bed 2 with wood floor, blocked fireplace and night storage heater. Bathroom with panel enclosed bath with electric shower unit over, wall mounted wash hand basin, low level WC and wall mounted electric fire.

Outside

There is a back yard with wooden fence and 2 large storage sheds/barns.

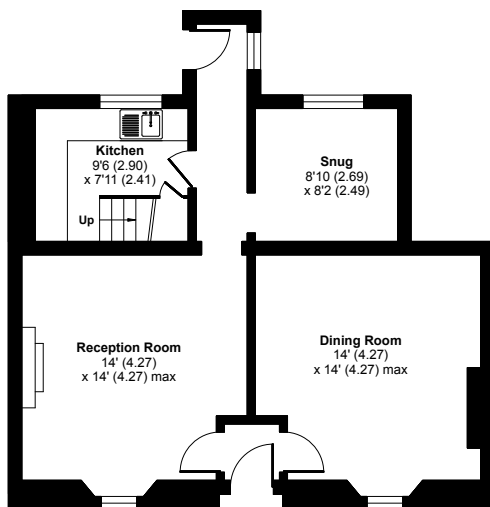
Location

The house is situated in the middle of the Market town of Masham and only a couple of minutes walk into the Market Square and all of its shops, cafes and restaurants. The Market town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an excellent Doctors surgery! There is a range of excellent senior schools in the local area both private and public with bus services to most. The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent 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. The countryside around Masham offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.

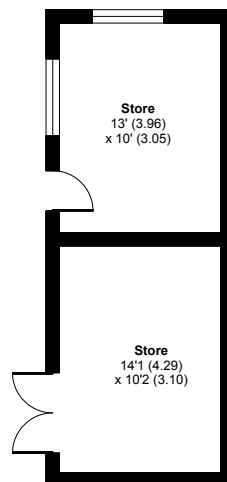


FLOORPLANS

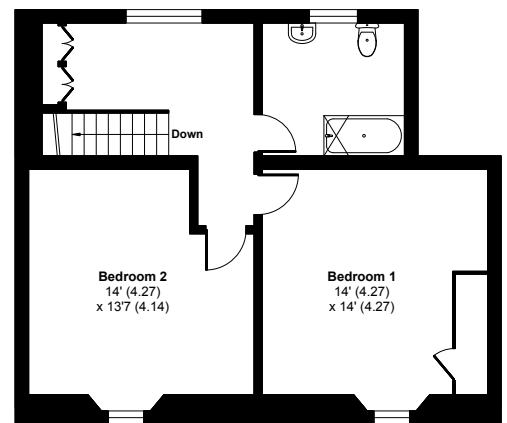
Ground Floor



Outbuildings



First Floor





Services

Mains water, electricity and drainage.

Council Tax

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

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

On entering the town of Masham turn left into Silver street and carry on past The Market Place and into Church Street. Carry on around the corner and into Park Street. No.14 will be found a couple of doors down on the right after Jennifer Holmes Hair and Beauty.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 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.