



## 1 STATION COTTAGES, MASHAM RIPON, HG4 4DG

**£265,000  
FREEHOLD**

A spacious and characterful semi detached character cottage located just out of the centre of Masham offered for sale with no onward chain. The property has a great layout with accommodation including three bedrooms, two reception rooms and a lovely kitchen served by an Air Source Heat Pump system for heating. The rear gardens also have the benefit of a large timber shed and off street parking to the front and side.

**NORMAN F.BROWN**

Est. 1967

# 1 STATION COTTAGES,

• Character Semi Detached Cottage • Three Bedrooms • Spacious accommodation & Great Layout • Great garden • Off street parking & Garage • Air Source Heat Pump System • Close to Masham Town Centre and Ideal for Ripon, Bedale & Junction 50 of the A1(M) • No Onward Chain • Enquire Today For Your Personal Viewing • Video Viewing Tour Available



## Description

Approaching the property from the A6108, the rear of the property provides a gravelled parking area with mature shrubs and trees with a railway sleeper edge. To the side is a driveway providing off street parking and access into the gardens.

From the rear the property opens into the kitchen which has a range of attractive wood wall and base units with downlighters onto a granite worktop with matching upstand. There is an integrated washing machine plus an electric oven and hob with an extractor hood over and a Belfast style sink with drainer. There is a doorway to the main hallway and a door revealing the switchback staircase to the first floor. There is also a storage area where there is space for a tall fridge freezer. The main hallway has the front door opening out to the private gardens as well as doors to the dining room, sitting room and house bathroom.

The reception rooms have interchangeable uses, the sitting room is a lovely room with a log burning stove set into an inglenook style fireplace and onto a stone hearth with a recessed storage cupboard and understairs cupboard and a sash style window out to the gardens. The dining room also has a log burning stove set into an inglenook style fireplace and onto a stone hearth and has windows to three sides and is a lovely bright room. The house bathroom is to the

ground floor and comprises of a tile sided bath with an electric shower over, a wall mounted washbasin and a low level WC.

To the first floor are the three bedrooms all with attractive exposed wooden floorboards. Bedroom 1 is to the rear and is an excellent double with an over stairs cupboard and an ornamental cast iron fireplace with hearth. Bedroom 2 overlooks the gardens to the front and is another double room with an ornamental cast iron fireplace with hearth. Bedroom 3 is a single bedroom or study and also looks out over the gardens to the front.

Outside the gardens are to the front of the property (with parking to the rear and side) and has a paved sun terrace with lawned and gravelled areas having mature planted borders with a range of trees, shrubs and flowers and enclosed with a fenced boundary. There is also a large timber shed perfect for storing garden furniture and tools.

## Agent note:

1. There is a right of way across the rear of the property to the other properties in the street.
2. There is a Septic tank for the property
5. There is a mix of single and double glazed windows.
5. Heating is supplied by a Air source heat pump system.

#### 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. 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 information

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01423) 500600

Council Tax Band – B

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

#### 1 STATION COTTAGES, MASHAM





Total area: approx. 91.7 sq. metres (986.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		61
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

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