

Davis
Lund

The Oaks
Masham
North Yorkshire
HG4 4DT

Guide Price £295,000





Accommodation

A neatly presented three bedroom semi-detached property, situated in an ever-popular town and revealing a spacious interior. The house sits on a generous size plot, offering a good size family friendly enclosed rear garden, whilst driveway parking and a single garage are also available. Neutrally decorated throughout and offered to the market with no onward chain, the property is sure to appeal to a variety of purchasers.

The property is located in the highly sought after Market Town of Masham, occupying a central location and being just a few minutes' walk from the town centre and the array of amenities on offer. The house is also located close to lovely riverside and country walks, making it ideal for dog owners or those who enjoy the outside lifestyle.

On entering the property, there is a porch leading to the entrance hall, with stairs rising to the first floor. The living room is spacious and airy, with a bay window overlooking the front garden, gas fire with wooden surround and an understairs storage cupboard. From the living room, the kitchen/diner comes fitted with a range of modern units and some appliances, whilst there is ample space for a dining table and patio doors giving access to the rear garden. Rising to the first floor, there is a landing with access to the boarded loft, which also has a ladder. There are two double bedrooms, one with a cupboard providing handy storage, a further single bedroom and the part tiled house bathroom, which is fitted with a white suite, including a bath with shower over. The garage has also been part converted into a separate utility room, with space for a washing machine and dryer, whilst also housing the boiler. The property benefits from double glazing throughout and gas central heating.

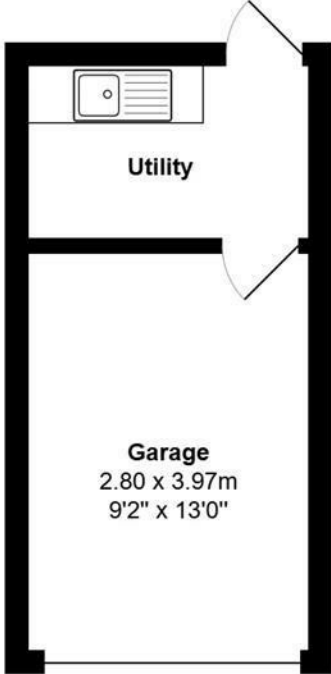
Externally, there is driveway parking for multiple vehicles to the front of the property, which also provides access to the single garage, with power, lighting and up and over door. The front garden is mostly gravelled for ease of maintenance, potentially providing further parking if required, plus a pathway leading to the front door. The generous rear garden is mostly laid to lawn, with fenced boundaries offering a good degree of privacy. There is a patio entertainment area, providing a great space for outdoor seating and dining. The rear garden is somewhat of a blank canvas, offering the new owners the scope to further landscape the garden to their personal tastes.

Properties of this size are rare to market at this price point, especially in such a desirable area, so an early viewing is advised on this lovely and well-maintained family home.





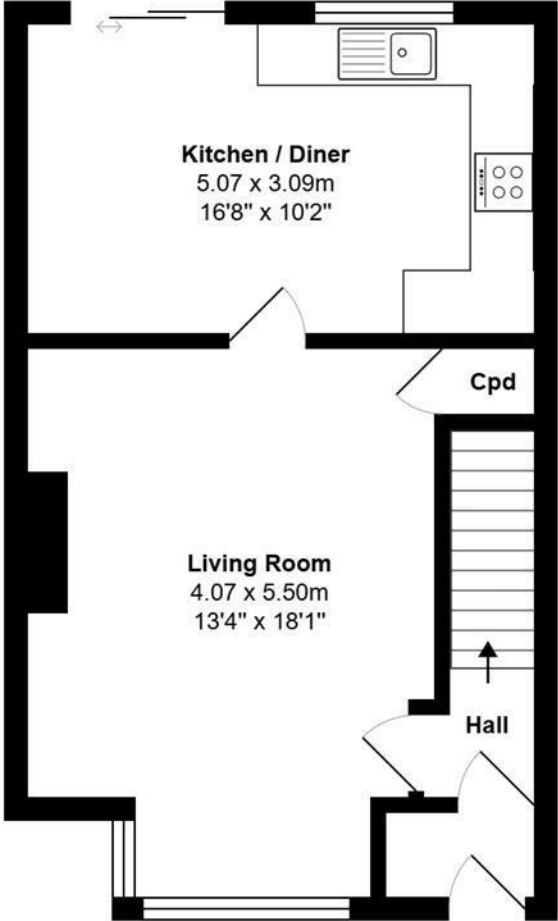
Floorplan



Utility

Garage
2.80 x 3.97m
9'2" x 13'0"

Garage



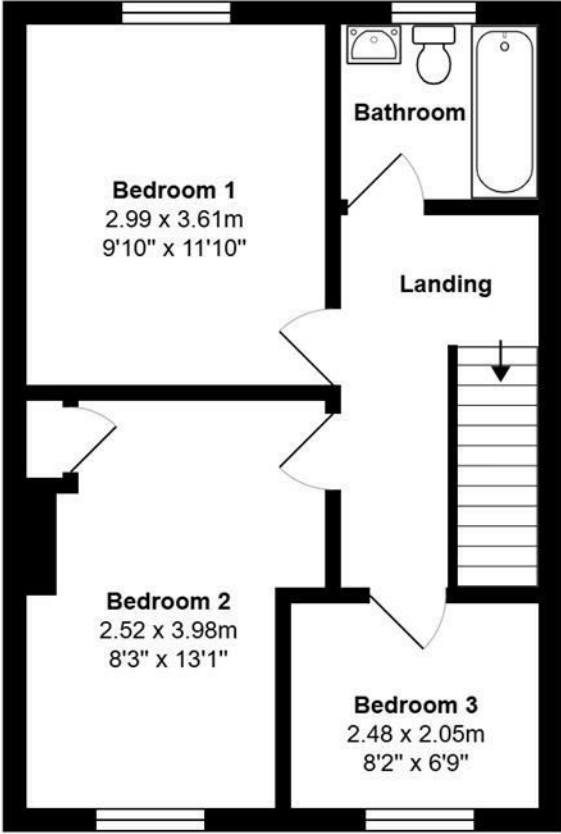
Kitchen / Diner
5.07 x 3.09m
16'8" x 10'2"

Living Room
4.07 x 5.50m
13'4" x 18'1"

Cpd

Hall

Ground Floor



Bedroom 1
2.99 x 3.61m
9'10" x 11'10"

Bedroom 2
2.52 x 3.98m
8'3" x 13'1"

Bedroom 3
2.48 x 2.05m
8'2" x 6'9"

Landing

Bathroom

First Floor



EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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