





19 LEYBURN ROAD, MASHAM,

RIPON, HG4 4ER

£265,000

FREEHOLD

An excellent three bedroom semi detached home, conveniently located for the centre of Masham and the Dales. The property has a great layout including a ground floor extension plus an enclosed rear garden, off street parking and gas fired heating. This great home will suit a variety of lifestyles including families, couples or downsizers and is offered for sale with no onward chain.

NORMAN F.BROWN

Est. 1967

19 LEYBURN ROAD, MASHAM,

• Three Bedroom Semi Detached • Convenient Location For Masham Market Place • Off Street Parking • Enclosed Rear Garden • Great Layout • Gas Fired Heating & Double Glazing • Ground Floor Extension • No Onward Chain • Enquire Today For Your Personal Viewing • Video Tor Available





The Property

This fantastic three bedroomed semi detached home offers stylish accommodation and is located close to the heart of this popular market town and ideal for Ripon and the Yorkshire Dales.

The property opens into an entrance porch with a store cupboard ideal for storing coats, bags and shoes. The spacious hallway opens to the sitting room and kitchen and has the stairs to the first floor. The bright sitting room provides a lovely space for evenings or for entertaining with a multi fuel burning stove set into an inglenook style fireplace providing a cosy feel and French doors lead through to a conservatory which links nicely to the rear garden.. The spacious kitchen has a range of wall and base units with a wood work surface and a one and a half bowl ceramic sink with a draining board and a tiled splashback. There are spaces for appliances including a range style cooker with gas hobs and electric ovens and an extractor hood over. There is also a space for a washing machine plus a built in dishwasher and 50/50 fridge freezer. The dining room is open to the kitchen and is another great entertaining area with space for a large dining table and chairs and French doors link out to the the garden and there is a useful door out to the side too.

The landing gives access to all three bedrooms, the bathroom and there is an airing cupboard for storage. Bedroom one is set to the rear and is an excellent double with built in storage including an over stairs cupboard and clever hanging space has been built in too. There is also a loft hatch with drop down loft ladder for the partly boarded loft. Bedroom two is another good sized double bedroom also to the rear and Bedroom three is a great single to the front, which would also make a great at home study. The contemporary styled house bathroom comprises of a tile sided bath with fixed and handheld shower heads over, a wall mounted washbasin set and a push flush WC.

Outside

To the front there is a pebble dashed double driveway for off street parking with gated access to the side for the garden.

The private and enclosed rear garden is another great entertaining area with a paved patio off the conservatory overlooking the lawned garden, with an attractive covered seating area off the dining room providing further entertaining space. The gardens also have a shed for storage and a garden tap at the side.

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
close to the Yorkshire Dales. 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 Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – B

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

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Combi Boiler

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: High

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:
• Verify the identity of all buyers
• Check the Politically Exposed Persons and
• Check the Sanctions registers.
• Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

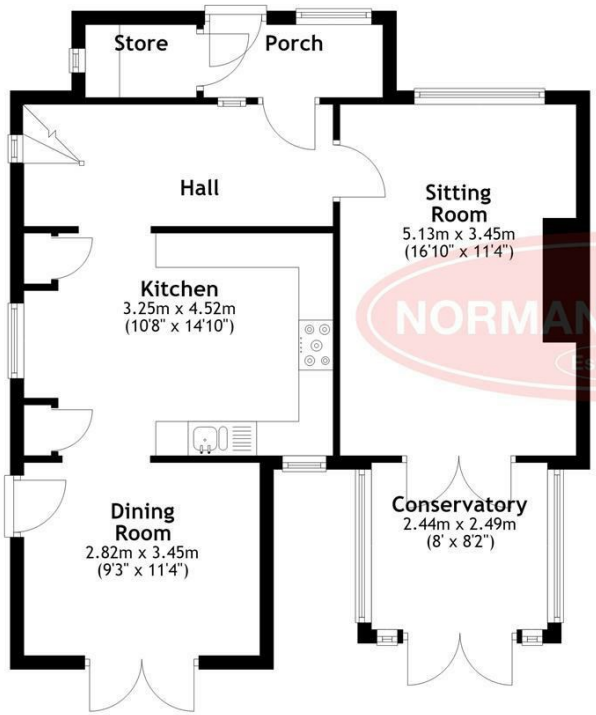
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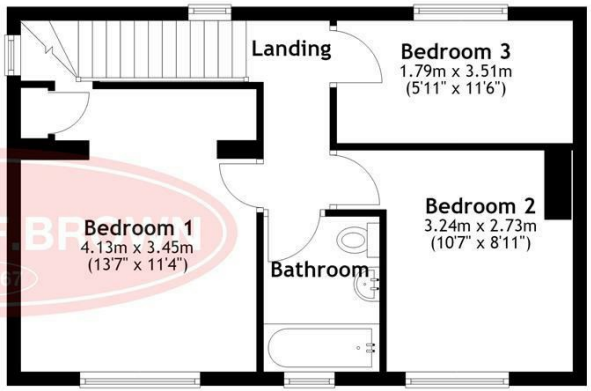




Ground Floor
Approx. 62.8 sq. metres (676.3 sq. feet)



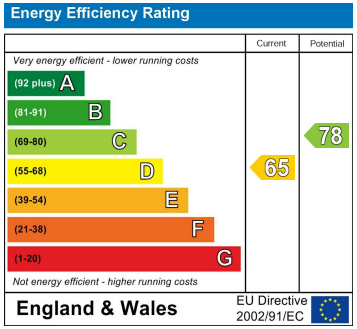
First Floor
Approx. 41.3 sq. metres (445.1 sq. feet)



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Total area: approx. 104.2 sq. metres (1121.4 sq. feet)





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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