GILES EDWARDS
YORKSHIRE PROPERTY

Dairy Cottage

19 Quaker Terrace, Masham, Ripon, North Yorkshire, HG4 4EH



A charming, stone, 3 bed cottage in very good order with a large sitting/dining room, separate snug/dining room, kitchen, hall/boot room, utility room, downstairs WC and sunny south, facing private rear garden, parking space and just around the corner from the delightful Market Square of Masham.

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

GUIDE PRICE

£395,000

GE

t: 01765 688 353 e: info@geyp.co.uk www.geyp.co.uk



Dairy Cottage has double glazing (installed Feb 2021 with 10 year guarantee) throughout and is in very good order. Front door leads into a good-sized hall/boot room with wood beamed ceiling and a large built-in cupboard for coats and boots etc. Door in turn leads through to the snug/dining room. Wood beamed ceiling and an open fireplace with brick surrounds, a stone hearth and double French doors to the garden. Sitting/dining room leads off the snug and is a light, triple aspect room with wooden floor, an open fireplace with brick surrounds, stone hearth and multi-fuel stove in situ. The kitchen is off the dining area and has a good range of base and eye level units with ample work surface incorporating 1½ bowl sink unit with built-in drainer, with a Stoves Range cooker with gas hobs, electric ovens and an extractor fan above, fridge freezer and dishwasher and door to the garden. Door to the utility room with stone tiled floor, work top and plumbing and space below for a washing machine and dryer and wall mounted Valliant, combination gas boiler (installed Sep 2021) for the central heating and hot water (with Hive heating controls). Further door to WC with stone tiled floor, Low level WC and wall mounted wash handbasin.

First floor landing with a loft ladder leading to the loft and good storage space. Bedroom 1 is a double aspect room with space for free standing wardrobes and drawers. Bedroom 2 is at the front of the house as is bedroom 3. Family Shower room with large walk-in shower cubicle, wash handbasin set in a vanity unit with cupboards below and a mirror above, low level WC with storage cupboard above and wall mounted heated towel rail.

Outside

To the front of the property there is space to park a car and there is a sunny, private south facing garden at the rear of the cottage which is laid to stone paving with raised flower border, wood panelled fence and forms a real sun trap with a gate to rear access.

Location

The house is situated at the top of Quaker Terrace and just around the corner from the Market Square. The market town of Masham has a good range of local shops to provide for everyday needs as well as a market every Wednesday and Saturday, a number of good pubs, restaurants, garages, a bank, 2 Breweries and an excellent doctors surgery. 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.

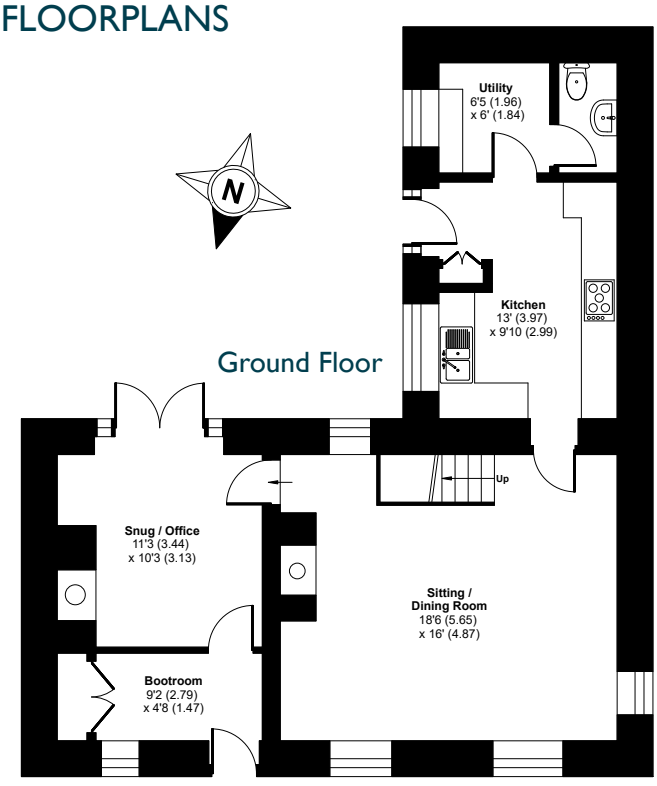








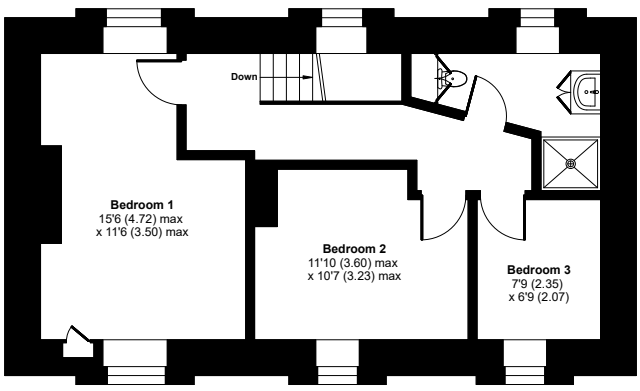
FLOORPLANS



First Floor

Approximate Area = 1218 sq ft / 113.1 sq m

For identification only - Not to scale







Services
Mains water, electricity, gas and drainage.

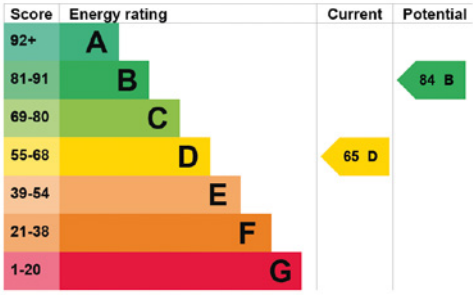
Council Tax
Council tax is band "B" and payable to Yorkshire Council.

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

Directions
As you enter Masham turn left onto Silver Street and head to The Market Square. At the top of the hill turn right into Quaker Terrace and Dairy Cottage will be found at the end on the left.

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

Energy Performance
EPC is band "D". Full details available.



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.