

73 The Oaks

Masham, Ripon, North Yorkshire, HG4 4DT



A great opportunity to purchase this good sized 2 bedroom semi-detached bungalow in a quiet close in the sought after Market town of Masham with off street parking and a garden.

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

GUIDE PRICE
£295,000



73 The Oaks is a 2 bedroom semi-detached bungalow situated in a quiet close on the edge of The Oaks and close to the centre of Masham. It has the benefit of off-street parking to the side and a south facing rear garden. The property has a sitting room, conservatory, kitchen/dining room, 2 bedrooms, family bathroom, off-street parking and a great South facing garden.

The Property

The property is approached via the front garden and up the brick paved drive to the front door. The front door leads into a hall with access to the loft and storage via a loft ladder. The sitting room is off the hall and has views over the front garden and a gas fire with the back boiler for the central heating and hot water in the fireplace. The dining room leads off the hall and is open to the kitchen. A door leads through to the conservatory with views over the garden, ceiling fan and a door leading into the garden. The kitchen has a good range of base and eyelevel units with ample work surfaces with a 1 ½ white sink unit, 4 ring gas hob with extractor fan above, electric oven below and integrated fridge/freezer. There is also plumbing and spaces for both a dishwasher and washing machine and a stable door into the conservatory. Bedroom 1 has a good range of built in wardrobes and views over the rear garden. Bedroom 2 also has a range of built-in wardrobes and views over the front garden. The family bathroom has a shower cubicle, pedestal wash hand basin and low level WC with part tiled walls, shaver point, wall mounted medicine cupboard, vanity shelf and wall mounted heated towel rail.

Outside

There is a small garden at the front of the property that is laid to lawn with a stocked border with plants and shrubs. Brick paved drive leads to the side of the house with parking for several vehicles path leading to the rear garden. The rear garden is South facing and laid to lawn with open views and stocked borders with plants and shrubs, patio area and wooden garden shed.

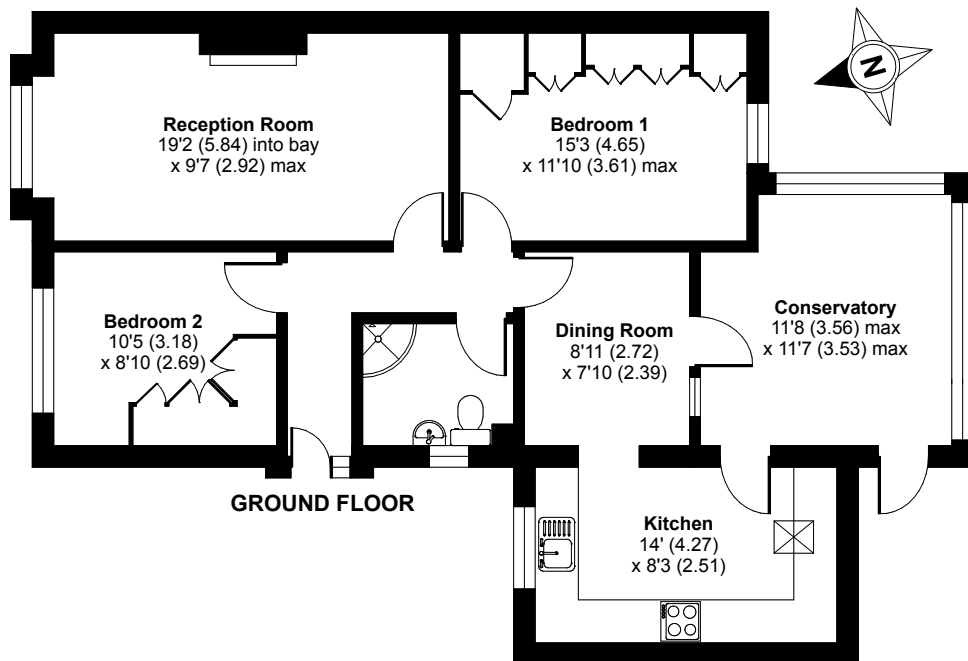
Location

No. 73 is situated in a very quiet position in a quiet cul-de-sac on the edge of the Market town of Masham and a short walk from the Market Square with 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





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band "D" 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 carry on past the Co-op and Wensleydale Garage and turn left into Fearby Road (signposted to Fearby and Healey). After about 100 meters take the next turning left into Westholme Road. After another 100 meters turn right into The Oaks. Take the second turning on the left into a quiet cul-de-sac and No.73 will be found halfway down on the right.

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		85 B
69-80	C		
55-68	D	60 D	
39-54	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.