

# 2 Swinney Beck Garth

Masham, Ripon, North Yorkshire, HG4 4BN



A great opportunity to purchase this exciting, detached new build house by Arrowfield Developments, with 4 bedrooms, 2 bathrooms, sitting room, garden room, large kitchen/breakfast room, utility room and downstairs WC in the sought after Market town of Masham with a double garage, off street parking and a garden.

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

**OFFERS IN  
EXCESS OF  
£650,000**



2 Swinney Beck Garth is a great family house with 4 double bedrooms and 2 bathrooms (1 en-suite). There is a hallway, sitting room, large Kitchen/breakfast room that is open to the garden room with French doors leading into the garden. There is also a rear hall, utility room and WC on the ground floor. On the first floor there are 4 double bedrooms including the master suite with an en-suite shower room and walk-in dressing room. The 3 other bedrooms are all of a good size and the family bathroom has a bath as well as a shower cubicle. The house also has a double garage and off-street parking for a several vehicles. The house has full, underfloor heating to the ground floor and the heating and hot water is via an Air-source heat pump. The windows are all double glazed UPVC units and the EPC is an impressive "B".

### The Property

This property comes to the market in very good order. The property is entered via a brick paved driveway and through the front door leading into a hall with engineered oak floor. The sitting room leads off the hall and has a large bay window overlooking the front and an engineered oak floor. The kitchen/breakfast room has fully tiled floor, a great range of base and eyelevel units with ample quartz Silestone worksurfaces with under mounted sink unit with boiling water tap, central Island with Silestone worksurface, 2 built-in electric ovens, electric hob unit with an extractor fan to the side. There is also an integral dishwasher and American style fridge/freezer. The garden room is open to the kitchen and has fully tiled floor and double French doors leading to the garden. There is a rear hall off the kitchen with a utility room with tiled floor as well as base and eyelevel units with worksurfaces and plumbing for a washing machine, space for a dryer. Off the rear hall there is also a cloakroom with fully tiled floor, wash handbasin and low level WC. There is underfloor heating to the whole of the ground floor.

Oak staircase from the hall leads to the first floor. There are 4 bedrooms. Bed 1 has a dressing area with ample built-in wardrobes, shelves and drawers as well as an en-suite shower room with electric under floor heating, fully tiled shower cubicle, wash handbasin, wall mounted heated towel rail, part tiled walls and low level WC. There are 3 further double bedrooms and a large family bathroom with panel enclosed bath, fully tiled shower cubicle, wash hand basin and low level WC. Part tiled walls.

### Outside

There is a brick paved drive way providing parking for several vehicles and leading to the double garage with electric up and over doors, power and light as well as storage and a side gate to the garden. The rear garden is a good size and is laid mainly to lawn with newly planted trees and door to the rear of the garage. There are 2 side gates either side of the house leading to the front.

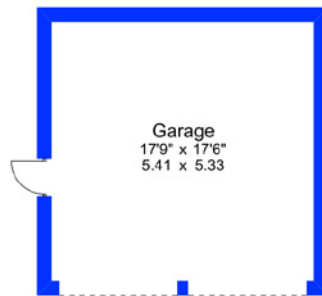
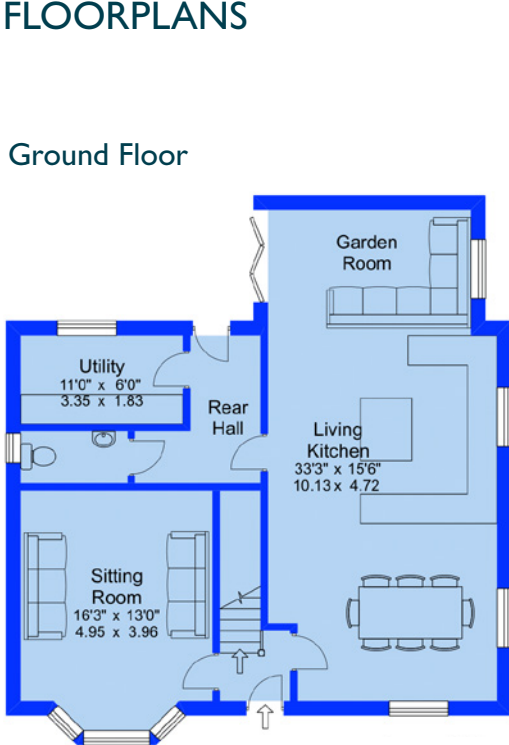
### Location

The house is situated on the edge of the Market town of Masham and yet is only a couple of minutes walk into the Market Square and 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



First Floor





## Services

Mains water, electricity and drainage.

## Council Tax

Council tax is 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 turn left into Silver Street and go past the Market Place and into Park Street. Turn right into Swinton Terrace and then take the second right into Swinburn Road. Carry on this road for about 50 meters and turn right into a small cul-de-sac and go to the end, cross over the bridge and No. 2 will be straight in front of you.



## Viewing

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

## 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.