

7 Brewers Way

Masham, Ripon, North Yorkshire, HG4 4BU



Perfect family home built a couple of years ago with 4 double bedrooms, 2 bathrooms (1 en-suite) with a large dining kitchen and separate sitting room. The enclosed garden is a delight and has been carefully looked after and planted by the present owners and situated on the edge of the sought after Market town of Masham with a large garage and off street parking for several vehicles.

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

GUIDE PRICE
£539,000



The House

The property is approached via a short drive with stocked borders and a path to the front door. The front door leads into a hall with a separate cloakroom with a low level WC, pedestal wash handbasin with mirror over; tiled floor; part tiled walls and a wall mounted heated towel rail. Door leads through to a good sized sitting room with a bay window and a wooden mantelpiece and surrounds with an electric fire. The kitchen dining room is a delight and the heart of the house. There is an excellent range of base and eye level units with extensive work tops with a gas hob unit with an extractor over; double electric oven, micro wave and warming drawer; integral fridge/freezer and dishwasher. 1 ½ bowl stainless steel sink unit with a Quooker boiling water tap, wall mounted heated towel rail and double doors lead out to the rear garden and evening dining area. Off the kitchen is a large utility room with base and eyelevel units, large store cupboard, work top incorporating a single bowl stainless sink unit with plumbing for a washing machine below as well as space for a dryer. One door leads to the garden while another door leads into the large integral garage.

Stairs lead from the hall to the first floor landing with a large airing cupboard and loft access hatch to roof space. Bedroom 1 has a dressing area with an extensive wall of built-in wardrobes and views over the front garden and beyond over the fields. A door leads to the ensuite shower room with fully tiled floor; shower cubicle, wall mounted wash handbasin with vanity unit below, wall mirror; tiled vanity shelf and shaver point above, low level WC and a wall mounted heated towel rail. Bedroom 2 has views over the garden and fields beyond. Bedroom 3 has views over the rear garden. Bedroom 4 has views over the rear garden. Family bathroom with panel enclosed bath, separate shower cubicle, wall mounted wash hand basin set in a vanity unit, low level WC, part tiled walls, tiled vanity shelf and wall mounted heated towel rail.

Outside

There is a garden at the front of the house laid to lawn with stocked borders and a driveway with space for off-street parking leading to the garage with up and over door and wall mounted gas combi boiler for central heating and hot water. Side gate leads to the rear garden. This is a great asset to the house, laid to lawn with stocked borders and a terrace area. The current owners have spent a lot of time on the garden and have created and great space.

Location

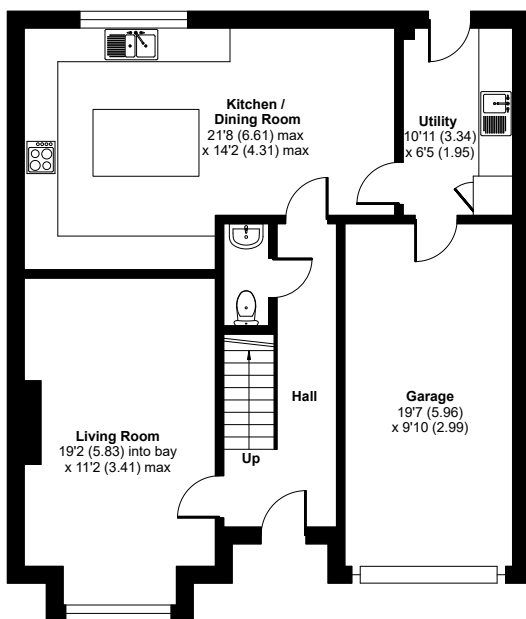
The house is situated on the edge of the Market town of Masham. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, a bank, an excellent doctors surgery, school, kindergarten and 2 Breweries! There is a great recreation area with a cricket pitch, tennis courts, football pitch and boules court to name a few of the activities available! 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. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well-respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at Warren Gill. The countryside around Masham offers delightful riding and walking opportunities and has many other local attractions.

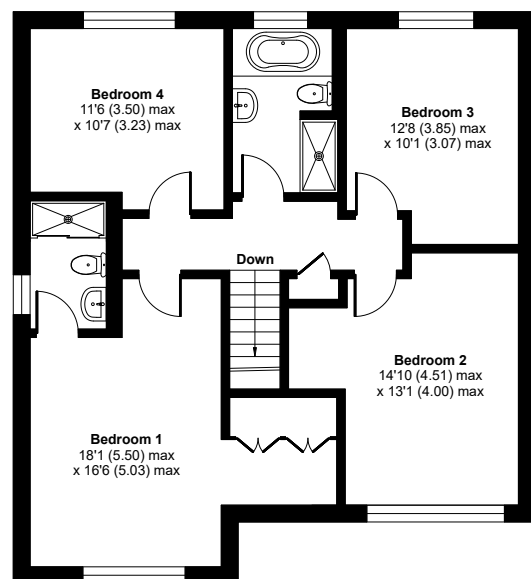


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band "E" and payable to North Yorkshire 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 head towards Leyburn. Turn left to Fearby and then immediately left into Westholme Road. Carry on for 300 meters and turn right into the Oaks. After about 100 meters turn right into Brewers Way and carry on around to the left. No.7 is found a couple of houses down on the left.

Viewing

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

Energy Performance

EPC rating is a "B". further details available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	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.