

1 Red Lane

Masham, Ripon, North Yorkshire, HG4 4HH



A charming, double fronted 3 bed cottage with a garden just around the corner from the Market Square of Masham.

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

GUIDE PRICE
£265,000



No.1 Red Lane is a traditional stone, double fronted cottage with double glazing throughout and situated in this sought after road. The house is approached through the front door and straight into the sitting room. This is a good sized room with a wall mounted gas fire with back boiler for the central heating and hot water. There are sliding double glazed patio doors leading to the rear garden. The kitchen/breakfast room has a range of base and eyelevel units with stainless steel sink unit, space for free standing cooker with extractor fan above, space for fridge/freezer and plumbing for washing machine.

First floor:- Bedroom 1 is at the front of the house with a built-in wardrobe. Bedroom 2 is at the front also with views over Red Lane and bedroom 3 situated at the back of the house with views over the garden. Family bathroom with panel enclosed bath, pedestal wash handbasin, part tiled walls, extractor fan and low level Wc.

Outside

There is an enclosed rear garden with paved terrace, gravel area, timber raised border and 2 good sized stone store sheds.

Location

The property is situated in Red Lane off Park Street and just around the corner from the Market Square. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery and 2 Breweries!

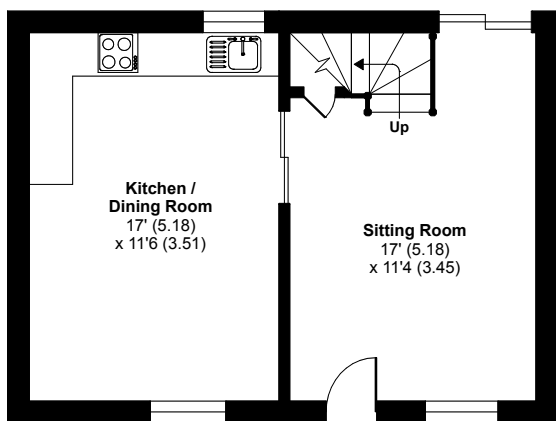
The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

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.

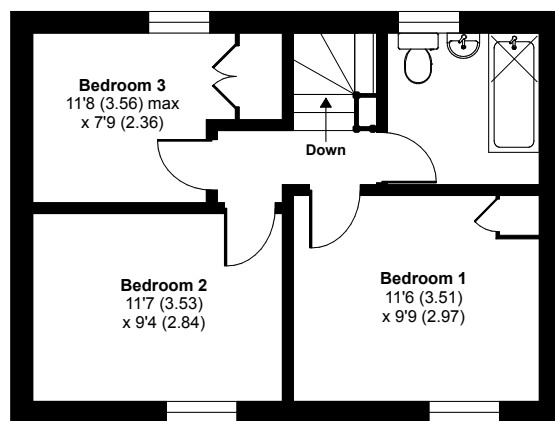


FLOORPLANS

Ground Floor



First Floor



Outbuilding





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band "B" 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 Masham from Ripon after the bridge over The River Ure turn left into Silver Street. This leads past the Market Place and into Park Street. After the road bends around to the left there is a turning on the right into Red Lane. Carry on up Red lane and No.1 is found a few houses in on the left.

Viewing

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

Energy Performance

EPC rating is "C", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 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.