

Apple Glade

18 Park Drive, Masham, Ripon, North Yorkshire, HG4 4HY



A charming 5 bed detached house with an “L” shaped sitting/ dining room, family room, conservatory, kitchen, Utility room, 5 bedrooms, 2 bathrooms, double garage, extensive outbuildings, large garden, terrace area and off-street parking 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
£649,000



Apple Glade comes to the market in excellent condition with flexible accommodation. The house is entered via the front door into a large hall with a large double storage cupboard. "L" shaped Sitting/dining room with a large windows overlooking the front garden and side of the house with a stone and wood surround to the fireplace with a gas fire and stone hearth. This is a lovely bright room with a large dining area and further door to the kitchen. The Snug is the perfect TV room and has sliding doors leading out to the conservatory and beyond to the terrace. The kitchen/breakfast has an excellent range of base and eyelevel units with ample work surfaces. There are cupboards above and drawers below with a built-in electric oven with a four-ring convection hob unit and an extractor fan above. There is an integrated fridge/freezer and dishwasher as well as a stainless-steel sink unit with drainer and mixer tap. The utility room has a good range of base and eyelevel units with work tops and spaces for a washing machine and a dryer. There is a door leading to the side of the house. There are two bedrooms on the ground floor and a WC and shower room. Shower room comprises of a double shower cubicle, wash hand basin, WC and tiled floor and walls.

First floor: - The master bedroom is a large and airy room with lots of light. There is an array of built-in wardrobes and lots of eaves storage. There are two further double bedrooms and a spacious family bathroom. Bathroom comprise of a panel enclosed bath, shower cubicle, wash hand basin and WC. On the first floor there is a lot of eave storage space.

Outside

To the front there is a garden area laid to lawn with a drive that goes down the side of the house to the rear. At the rear of the house there is a large garden laid to lawn with well stocked borders and a mixture of soft fruit trees. There are also two main terrace areas one at the rear of the garden and one at the end of the house. Both areas are perfect for sitting and making the most of the sun with the terrace nearest the house

perfect for BBQ's etc. There is also a double garage block with 2 up and over doors with plenty of loft storage space and solar panels on the roof. To the side of the garage are two rooms currently used for storage and as a garden entertaining room but would be perfect for a gymnasium, workshop or conversion into an annex etc. (subject to usual planning conditions). EV charge point.

Location

Park Drive is a quiet Private Road just around the corner from the Market Square. It is a well-established cul-de-sac and is close to The Market Place. Masham 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, 2 Breweries, 2 very good schools and a great recreational ground with tennis courts, bowls green, cricket pitch etc.! There are many other schools both private and state within easy reach of Masham.

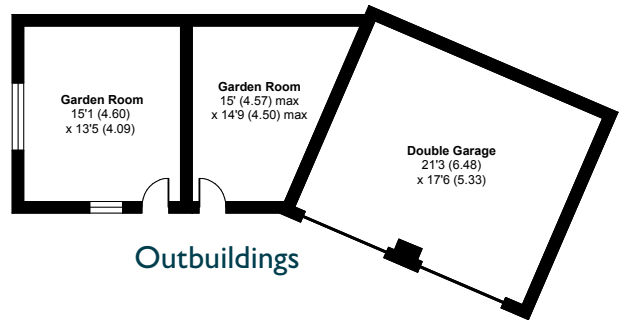
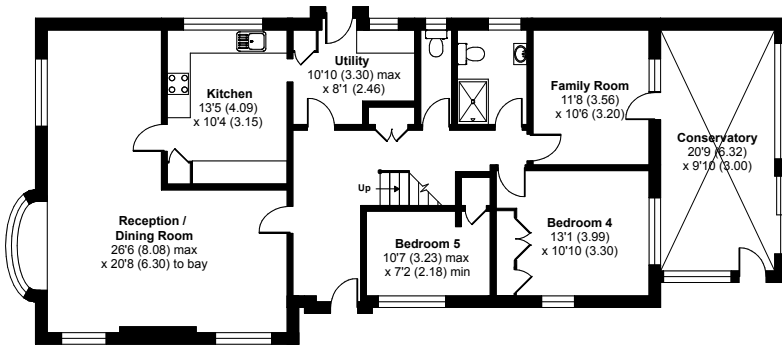
The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

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.



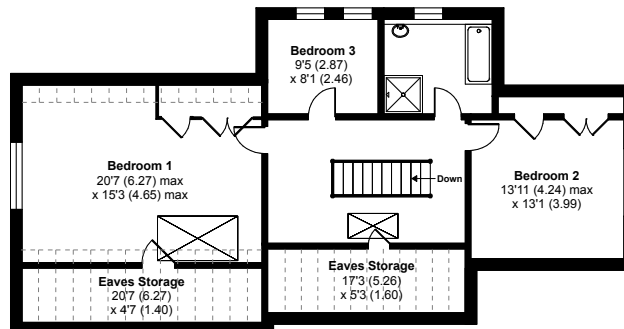
FLOORPLANS

Ground Floor



Outbuildings

First Floor





Services

Mains water, electricity, gas 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 Masham carry on past the Market Square and head out of Masham towards Grewelthorpe. After the turning on your right to Swinton there is a small turning on your left into Park Drive. Turn in here and as you turn left into the main part of Park Drive Badgers Rise will be the first house on the right on the corner.

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		
69-80	C		78 C
55-68	D	61 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.