

43 Swinburn Road

Masham, Ripon, North Yorkshire, HG4 4HU



A great opportunity to purchase this good sized 3 bedroom semi-detached house with a good sized reception room, conservatory, kitchen/breakfast room, 3 double bedrooms in the sought after Market town of Masham with off street parking for several vehicles and a garden.

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

GUIDE PRICE
£295,000



43 Swinburn Road is a 3 bedroom semi-detached house just on the edge of the sought after Market town of Masham. It has the benefit of off-street parking for several vehicles to the side of the house and a fenced-in rear garden. The property has a double reception room, conservatory, a kitchen/breakfast room, downstairs WC and 3 double bedrooms with a family bathroom. There are solar panels on the front and rear roof.

The Property

The property is approached via a path to the front door. The front door leads into a hall with an understairs cupboard and a separate cloakroom with a low level WC and wall mounted wash handbasin. Door leads through to a double reception room with a log burner and sliding doors into the conservatory. The conservatory has great views over the garden and sliding doors to the garden itself. The kitchen/breakfast room has a range of base and eyelevel units with good worksurfaces incorporating a 4 ring gas hob unit with a double electric oven below and an extractor fan above. There is plumbing for a dishwasher, washing machine and space for a dryer and a fridge/freezer. There is a wall mounted gas combination boiler housed in one of the wall units for the hot water and central heating. Door leads to the side access and front and rear gardens. Stairs in the hall lead to the First Floor.

First floor, landing with an airing cupboard and access to the loft. Bedroom 1 is at the front of the house with views down Swinburn Road. Bedroom 2 is at the rear of the house with views over the garden and fields beyond. Bedroom 3 is at the rear with views over the rear garden and field beyond. The family bathroom has a walk-in shower with shower curtain,

Pedestal wash handbasin, wall mounted heated towel rail and a low level WC.

Outside

There is a garden at the front of the house laid to lawn with a driveway for off-street parking. Side gate leads to the rear garden, laid to lawn with stocked borders.

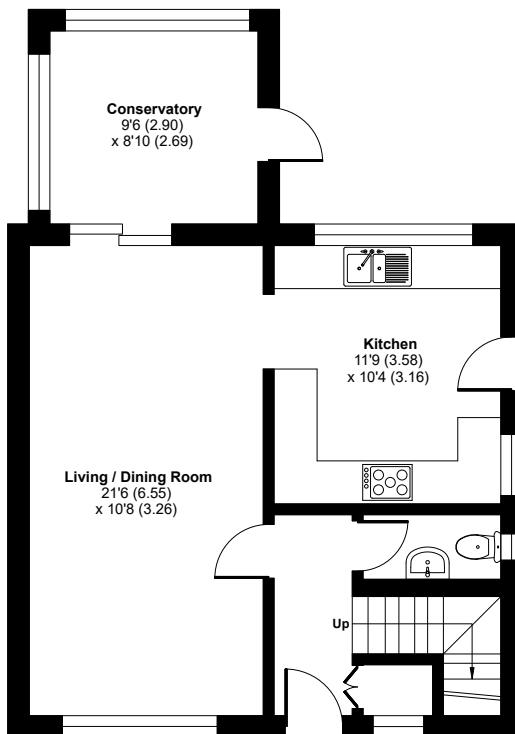
Location

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.

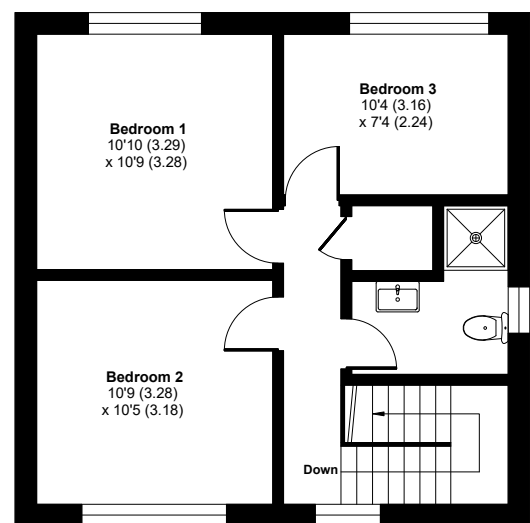


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is payable to Yorkshire Council, band B.

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 Market Square into Park Street and turn right into Swinton Terrace. Take the 2nd right into Swinburn Road. Carry on for about 200 meters and the road swings around to the left and then to the right. No.43 will be found on the corner on the left.

Viewing

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

Energy Performance

EPC rating is B, further details are available on request.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	89 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.