

# I Cardinal Court

College Lane, Masham, HG4 4HE



A good-sized 1 bed flat, perfect for a first time buyer or investment property situated on the first floor in this quiet street of Masham just around the corner from The Market Square.

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

**GUIDE PRICE**  
**£127,000**



## The House

I Cardinal Court is a one bedroomed first floor flat situated in this quiet street in the heart of Masham. The flat has its own entrance door with a small hallway, sitting room, kitchen and a double bedroom with a bathroom. The flat is in good order and is ready to move straight into. The sitting room has a double aspect and room for a dining table. In the Kitchen there is a good range of base and eye level units with ample work surfaces incorporating a small breakfast area, an electric 4 ring hob unit with an electric oven below with an extractor fan above. There is plumbing for a washing machine and space for a free-standing fridge/freezer. The bedroom is a good size and the bathroom is finished with fully tiles walls, panel enclosed bath with a wall mounted shower attachment, wash hand basin, low level WC and wall mounted electric towel rail.

The property would be a great start for someone to get a foot on the property ladder or as an investment/holiday home/let.

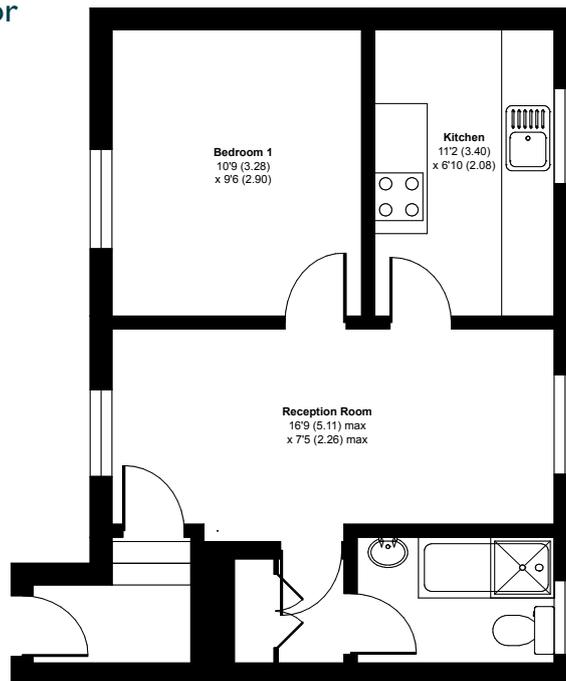
## Location

College Lane is situated in a quiet backwater of Masham close to the Market Square. The Market town of Masham has a good range of local shops to provide for everyday needs as well as a market every Wednesday and Saturday, a number of good pubs, restaurants, garages, a bank, 2 Breweries and an excellent doctors surgery and wonderful school. 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





### Services

Mains water, electricity and drainage.

### Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale

### Council Tax

Council tax is payable to Harrogate District Council.

### Tenure and Possession

The property is offered for sale with a new 999 year lease and a share in the freehold. Vacant possession offered upon completion.

### Directions

On entering the town of Masham carry on Silver Street and turn right into College Lane. Close to the top of College Lane I Cardinal Court will be found on the right.

### 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		77   C
55-68	D		
39-54	E	39   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.