

# I-3 Silver Street

Masham, Ripon, HG4 4DX



A good-sized 1 bed flat, perfect for a first-time buyer or as an investment property situated on the ground, first and second floor in his pretty Georgian Grade II listed building overlooking the Market Square.

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

**GUIDE PRICE**  
**£129,000**



### Accommodation

Sitting room, kitchen/breakfast room, double bedroom, bathroom and large attic room.

### The House

The flat is a one bedroomed flat situated on the corner of Silver Street and Church Street with views over the Market Square in the heart of Masham. The flat has its own entrance door with small hallway with stairs leading to the first floor. Double bedroom with a built-in wardrobe. Stairs lead off the landing to a large attic room which could be used for a variety of uses. Further stairs lead to the second floor. Good-sized sitting room with dual aspect views over the Market Place. The kitchen/breakfast room has a range of base and eyelevel units with worksurfaces. There is an electric hob unit with an extractor fan above and electric cooker below. There is space for a small table. The bathroom has a panel enclosed bath with a shower above and shower screen. There is a low-level WC and wash handbasin and wall mounted towel rail and electric shaver point.

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

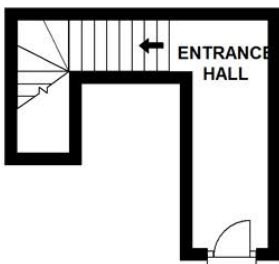
### Location

The flat is situated on the corner of Silver Street and Church Street with views over the Market Square in the heart of Masham. 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.

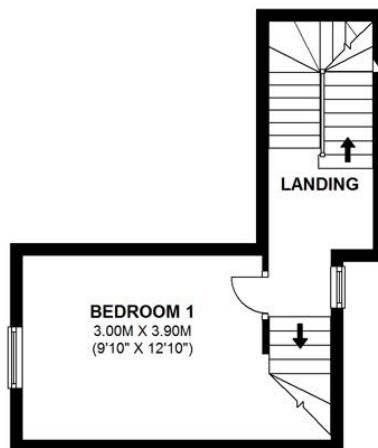


## FLOORPLANS

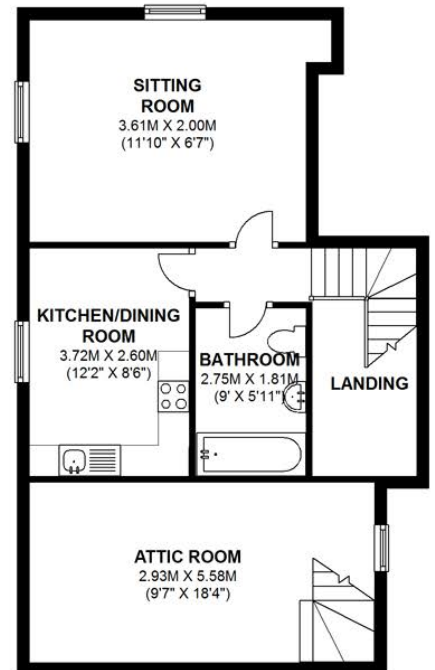
Ground Floor



First Floor



Second Floor





### Services

Mains water, electricity and drainage.

### 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 with Peppercorn rent. Vacant possession offered upon completion.

### Directions

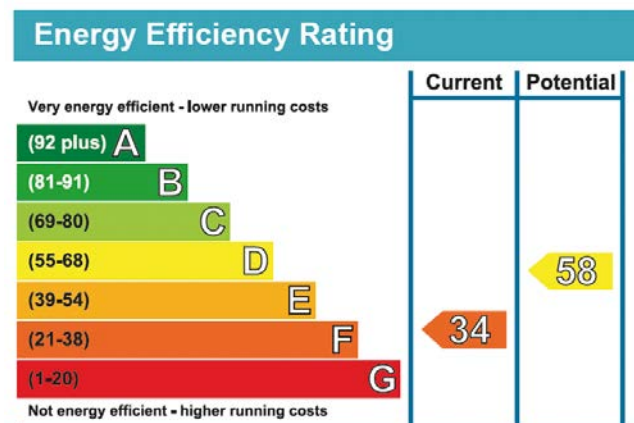
On entering the town of Masham carry on Silver Street and the road turns right into Church Street. After 6 Church Street there is an ally on your right that leads to the back of the houses in Church Street. Entre the ally, turn right and go to the end where the door to the flat will be found.

### Viewing

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

### Energy Performance

Full certificate available on request.



### Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

### 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.