

# Broad View

21 Gun Bank, Masham, Ripon, North Yorkshire, HG4 4EW



3 bedroom semi-detached family house with double glazing throughout and with a sitting room, kitchen, dining room, 3 bedrooms, off street parking space for 3 cars, garage, various sheds and an exceptional rear garden situated in a quiet position within walking distance of all local amenities in this sought after Market Town.

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

**GUIDE PRICE**  
**£295,000**





Hall, sitting room, dining room, kitchen, 3 bedrooms, bathroom, enclosed rear garden and off-street parking, garage, several sheds.

The house is approached via a side path and step to the front door leading into hall. The dining room is off the hall next to the kitchen and has an open fireplace with tiled hearth and surround with a gas fire insert and built in cupboards to one side. The sitting room has an open fireplace with tiled hearth and inserts with a wooden mantle piece and surrounds. There is a door that leads out to rear terrace and garden.

The kitchen has a range of fitted base and eyelevel units with ample worksurfaces with insert gas hob unit with extractor fan above, double electric oven and built-in microwave oven. Single bowl stainless steel sink unit with drainer, plumbing for washing machine and part tiled walls.

Half-landing with Bathroom with panel enclosed bath with a wall mounted shower unit and shower screen, pedestal wash hand basin set in vanity unit with cupboard below, tiled walls and airing cupboard housing the gas boiler. Separate WC with low level WC and part tiled walls.

**First floor.** Bed 1 at the front with small fireplace(blocked) with tiled surrounds and mantle over and built-in wardrobe. Bed 2 at the rear and views over the garden with small fireplace(blocked) with tiled surrounds and mantle over and built-in wardrobe. Bed room 3 with views over the rear garden.

## Outside

The front of the house has a large area for off-street parking of several vehicles as well as a single wooden garage and further store sheds. Rear garden is a delight and is laid to lawn with stocked borders, paved terrace off the house and useful wooden garden sheds. The garden continues down, over the path with a small wooded area with space for chickens etc!.

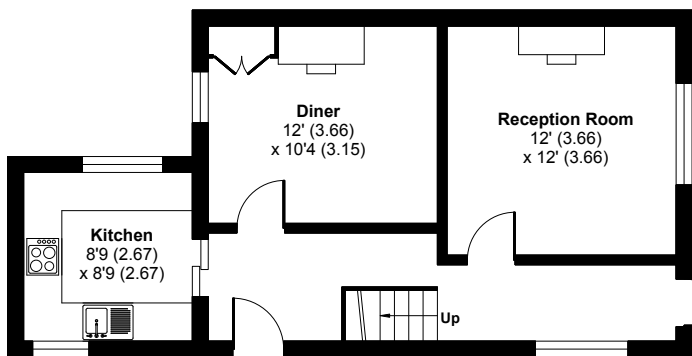
## Location

The property is situated in a very convenient position on the edge of Masham and a short walk from the Market Square with all of its shops, cafes and restaurants. The Market town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an excellent Doctors surgery! There is a range of excellent senior schools in the local area both private and public with bus services to most. 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.

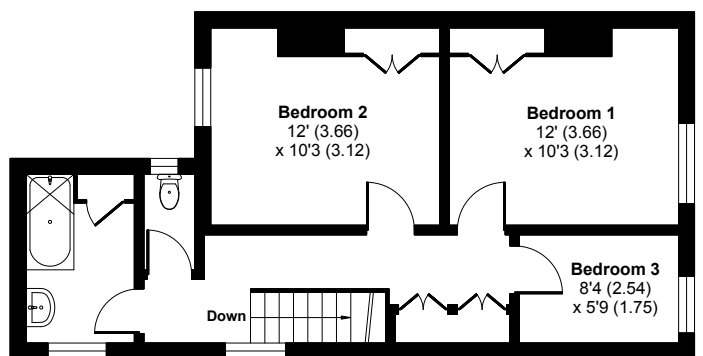


## FLOORPLANS

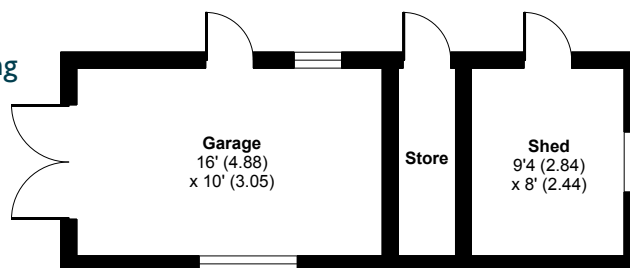
Ground Floor



First Floor



Garage / Outbuilding







### Services

Mains water, electricity, gas and drainage.

### Council Tax

Council tax is band "C" 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 carry on up the hill and turn right into Gun Bank just before the Wensley Garage. Carry on the road, past The White Bear and take the right turn after The Black Sheep into Gun Bank. Carry on and around the left hand bend and 21 will be found on the right.

### Viewing

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

### Energy Performance

EPC is band "D". For full details please contact the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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.