

34 Westholme Road

Masham, Ripon, HG4 4EX



A good sized 3 bed house with great accommodation just around the corner from the Market Square of Masham.

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

GUIDE PRICE
£320,000



The House

34 Westholme Road comes to the market in perfect order with 3 double bedrooms, 2 bathrooms (1 en-suite), double sitting room, study, a large and fully fitted kitchen/dining room, front garden and driveway with off street parking for a couple of cars, sunny rear garden and large store shed/garage.

The house is approached via the front drive into a small hall. Large double aspect sitting room with views over the front and double French doors into the garden at the rear. This is a very good-sized room with an open fireplace with a log burner. There is a store cupboard under the stairs and an insert shelf. Large kitchen/breakfast room. This is the heart of the house and has been completely re-fitted with an excellent range of base and eye level units with ample work surfaces and a breakfast bar. Incorporated in the units is a double electric oven and electric hob unit with an extractor fan above and integrated fridge/freezer. The floor is laid to wood laminate and there is space for a large dining table and door through to the Utility room. Range of base and eye level units with work surface and insert sink unit. Further door to WC with low level WC and wash hand basin. Further door to the rear garden and door to the garage/store.

First floor; master bedroom suite is approached through the study. Great use of space with room for a desk and filing cabinets. Leads on through to the Master bedroom, dressing room and en-suite shower room. Dressing room with built in wardrobes with hanging and shelves. Door to the en-suite shower room with fully tiled floor and walls with shower cubicle, wash hand basin and WC. 2 further double bedrooms and a family bathroom with a bath and shower. There are 2 further double bedrooms, one with built-in wardrobes and a Family bathroom. Bathroom with panel enclosed bath, separate shower cubicle, wash hand basin and WC.

Outside

There is a garden to the rear laid to lawn and a large space to the side of the house which has been paved with brick paviour. The front of the house is laid to brick paviour and has lots of space to park a couple of cars.

Location

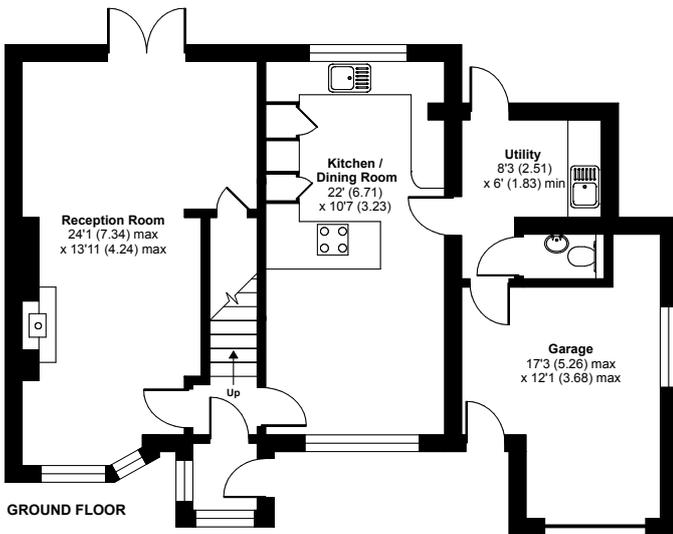
The property is situated in a quiet location on Westholme Road and just around the corner from the Market Square. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery, highly rated school and 2 Breweries! There are many good schools in the local area both private and public including Aysgarth School and Ripon Grammar.

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.

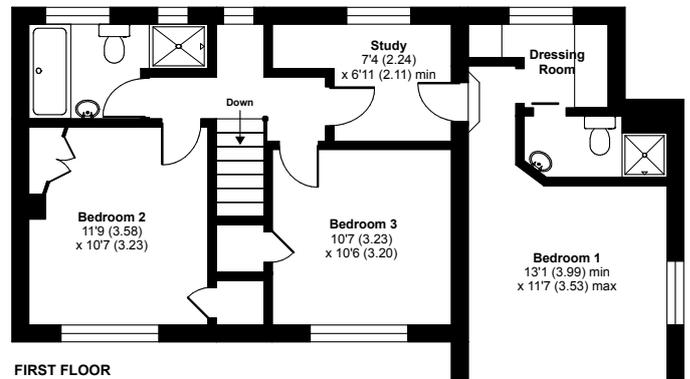


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is payable to Harrogate District Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

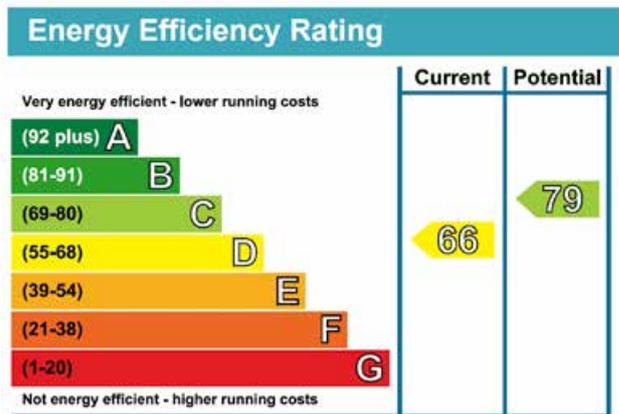
On entering Masham from Ripon after the bridge carry on the road to Leyburn. Just before you leave the town turn left signed posted to Fearby and Healey. After about 100 yards turn left into Westholme Road and 34 will be found a short distance on the left.

Viewing

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

Energy Performance

Full certificate available on request.



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.