

# 3 The Beeches

Masham, Ripon, North Yorkshire, HG4 4DA



A great opportunity to purchase this very good sized detached family house with 6 double bedrooms, 4 bathrooms, 3 reception rooms, large kitchen/breakfast room, utility room and downstairs WC in the sought after Market town of Masham with a double garage, off street parking and a garden.

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

**GUIDE PRICE**  
**£685,000**



3 The Beeches is a great family house with 6 double bedrooms and 4 bathrooms (3 en-suite). There is a sitting room, study, large Kitchen/breakfast room that is open to the sunroom. There is also a utility room and WC on the ground floor as well as a spacious hall. On the first floor there are 4 double bedrooms including the master suite with an en-suite shower room and large built-in wardrobes. The other bedrooms are all of a good size with an en-suite shower room to bed room 2 and a family bathroom with a bath and separate shower. On the second floor there are a further 2 double bedrooms and a family bathroom and excellent eaves storage units. The house also has a double garage and off-street parking for a couple of cars.

### The Property

This property comes to the market in very good order. The property is entered via a brick paved driveway and through the front door leading into a large hall. This is a spacious greeting area with dado rail and wood panels below, fully tiled floor and a large coat cupboard. The sitting room leads off the hall and is a double aspect room with an open fireplace with brick surrounds, stone hearth and mantle piece and a gas point in situ. The study leads off the hall and is South facing. The kitchen/breakfast room has a great range of base and eyelevel units with ample wooden worksurfaces and space for a range style cooker with an extractor fan above, integral dishwasher and space for an American style fridge/freezer. Archway leads through to the sun room with a wooden floor, corner log burner with a stone hearth and bi-fold doors out to the garden and further French doors to the side garden. The utility room is off the kitchen and has a tiled floor as well as base and eyelevel units with worksurfaces and plumbing for a washing machine, space for a dryer and large built-in airing cupboard with a wall mounted

gas boiler. Off the hall there is a cloakroom with fully tiled floor, wooden dado rail with panelling below, wash handbasin and low level WC. There is underfloor heating to the whole of the ground floor.

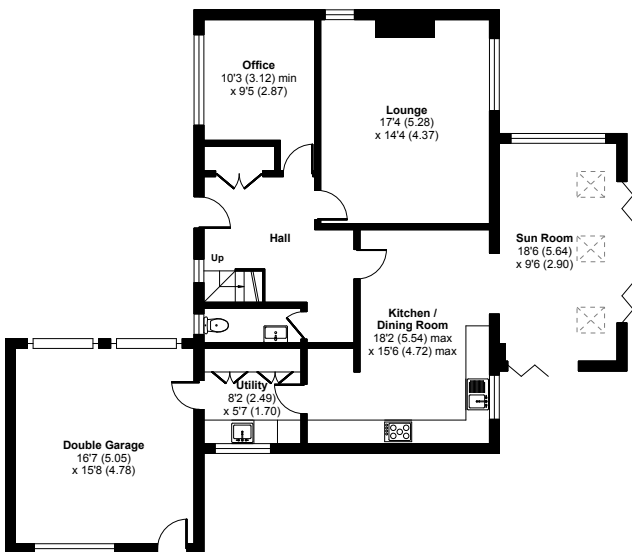
On the first floor there are 4 bedrooms. Bed 1 has a dressing area and ample built-in wardrobes, shelves and drawers as well as a fully tiled en-suite shower room with double shower cubicle, wash handbasin, wall mounted heated towel rail and low level WC. Bed 2 has a large set of built-in wardrobes as well as an en-suite shower room with walk-in shower, wash handbasin and Low level Wc. Bed 3 and 4 are both doubles with built-in wardrobes to bed 3 and a door leading through to the family bathroom. The family bathroom is fully tiled and has a panel enclosed bath, separate shower cubicle, low level WC, wall mounted heated towel rail and second door through to bedroom 3.



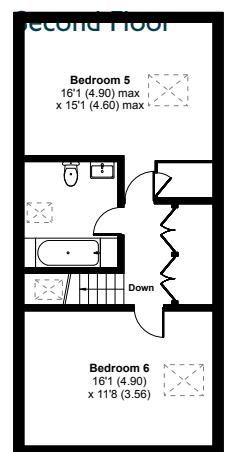
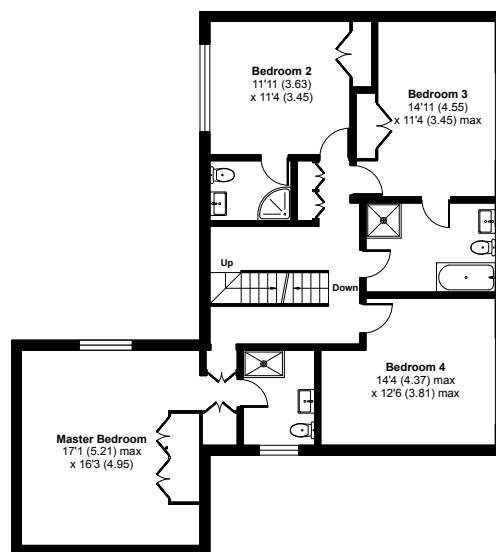


## FLOORPLANS

Ground Floor



First Floor





### Location

The house is situated on the edge of the Market town of Masham and yet is only a couple of minutes walk into the Market Square and 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.

### Outside

There is a brick paved drive way leading to the double garage with up and over door, power and light as well as storage. The rear garden is a good size and is laid mainly to lawn with a evergreen hedge and well stocked borders, paved dining area, steps lead to the Garden Hot Tub room with hot tub. Further garden shed behind as well as a log store and door to the rear of the garage. There are 2 side gates either side of the house leading to the front.



### Directions

On entering the town of Masham turn left into Silver Street and go past the Market Place and into Park Street. Turn right into Swinton Terrace and then take the second right into Swinburn Road. Carry on this road for about 300 meters and turn right into The Beeches. Turn immediately left and No. 3 will be the last house at the bottom on the left.

### Services

Mains water, electricity, gas and drainage.

### Local Authority

Council tax is payable to Harrogate District Council.

### Tenure and Possession

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

### 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		85   B
69-80	C	79   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.