

15 Market Place

Masham, Ripon, North Yorkshire, HG4 4EG



A charming 3-4 bed Grade II listed Georgian cottage situated right on the sought-after 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

Sitting/dining room, kitchen, 3 bedrooms, family shower room, downstairs WC and utility room.

The house fronts directly onto the Market Square of Masham with views over to the Church. The front door leads into a small hall and in turn into the kitchen. The kitchen has a good range of base and eyelevel units with granite worksurfaces incorporating a stainless-steel sink unit with drainer, quarry tile floor and space for an electric cooker. A door leads to the utility room with base and eyelevel units, worksurfaces and space for a washing machine and dryer. Door leads through to a WC with corner wash hand basin. The sitting room has been well laid out with a dining area overlooking The Market Square. The floor is laid to quarry tiles and there is an open fireplace with a wooden mantle over and log burner in situ with a stone hearth. Stairs leads from the hall to the first floor.

On the first floor there are 3 bedrooms. The main bedroom is a good size and overlooks The Market Square, the next bedroom has a built-in wardrobe, and the 3rd bedroom has a staircase leading to the second floor and the largest bedroom. There would be space here to create an en-suite shower room with the correct building permissions etc. There is a family shower room on the first floor with a walk-in shower cubicle, wash hand basin and low-level WC.

Location

The property is situated in a very sought-after position right on 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.

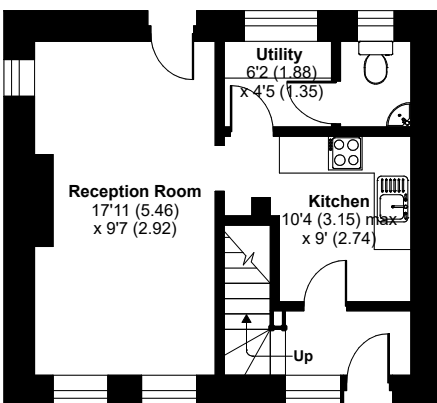
The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. London is less than 2 hours away from York train station.

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.

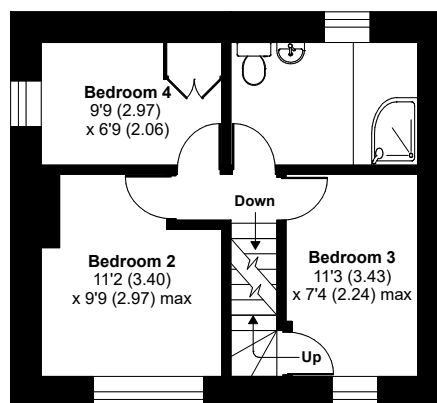


FLOORPLANS

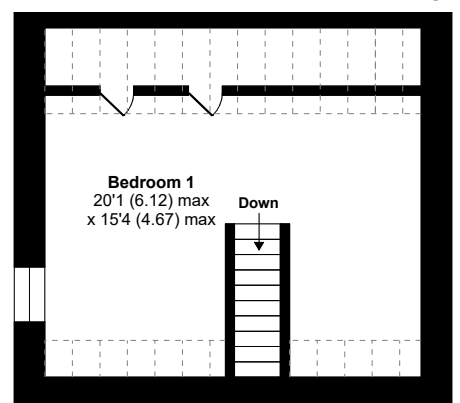
Ground Floor



First Floor



Second 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 over The River Ure turn left into Silver Street. Go up the hill and take the first turning left into Little Market Place. Go past the Town Hall and No.15 is the first house on the left after the Town Hall overlooking the Market Square.

Viewing

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

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.