



## 1 THE OAKS, MASHAM, RIPON, HG4 4DT

**£190,000**  
**FREEHOLD**

A smart two double bedroom terraced home offering a great layout, off street parking and garden. The house is located close to the Masham market place and also benefits from gas fired heating and double glazing.

**NORMAN F.BROWN**

Est. 1967

# 1 THE OAKS, MASHAM,

• Two Bedrooms • Terraced Home • Great Layout • Gas Fired Heating & Double Glazing • Close To The Centre Of Masham • Lovely Garden • Off Street Parking • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This great home is perfect for those who are looking for a property that they can move straight into and then put their own stamp onto in time. Located close to the centre of Masham, it will suit a variety of lifestyles and is for sale with no onward chain.

The property opens into an entrance vestibule with a useful built in cupboard for hanging coats and storing shoes. The spacious and bright sitting room is a lovely room with a gas fire fronting the back boiler and there is also an under stairs cupboard providing more useful storage. The dining kitchen has a range of wall and base units with a work top over having matching tiled splashbacks and a one and a half bowl sink with a draining board. There are spaces for an electric cooker, washing machine and a fridge freezer plus a four person table and chairs, so ideal for entertaining

The first floor landing has a loft hatch and leads to the two bedrooms and the bathroom. Bedroom one is a bright double with an airing cupboard and dual aspect windows provide. Bedroom two is a great single or would make a great at home office and the bathroom comprises of a 'p' shaped bath with a shower over and a screen, a push flush W.C and a washbasin set into a vanity unit.

## Outside

To the rear of the terrace is a parking area where there is a parking space for one car with a handy ginnel leading round to the front of terrace. There is unrestricted on street parking to the front. Off the kitchen is a garden that is mainly lawned with a paved seating area, ideal for sitting out or entertaining and there is even more storage via a garden shed. The garden is enclosed by a hedged and fenced boundary.

## Location

Masham is a small market town and civil parish in the Harrogate district of North Yorkshire to the North of Ripon in Lower Wensleydale close to the Yorkshire Dales. The town itself is well served with a co op for everyday needs and larger supermarkets close by in nearby Ripon, easily accessible by car or the 138 bus service. The Georgian Market Place is a lovely setting with a range of independent shops, pubs and restaurants and Swinton Park Hotel and Spa is also close by. Junction 50 of the A1(M) is also easily accessible for commuters with Harrogate, Leeds, York, Teeside and Newcastle all within an hours drive.

Although Masham is a relatively small town it has two working breweries, Black Sheep Brewery and Theakstons, situated only a few hundred yards from one another. The Masham Steam Engine & Fair Organ Rally has held annually, organised by the Masham Town Hall Association; it began in 1965 to raise money for the local town hall.



## General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Gas – Mains (Back boiler)

Water – Hot Water Cylinder

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Please note Swinney Beck flows to the bottom of the garden.

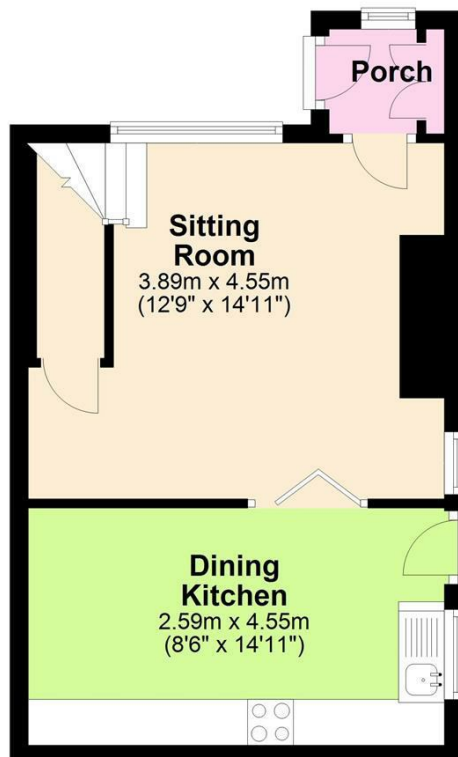
Restrictive Covenants: Not Known

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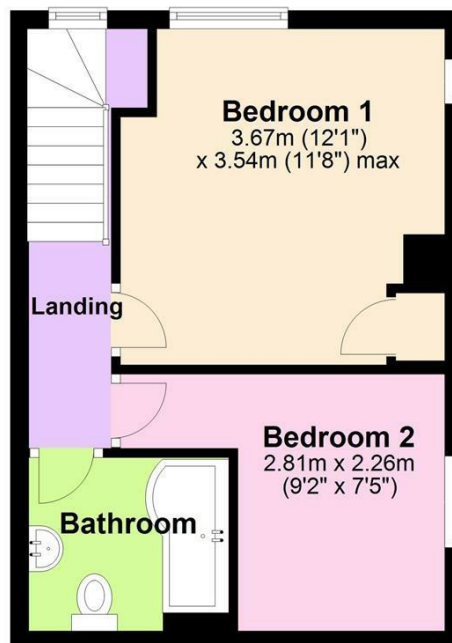
## Ground Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



Total area: approx. 61.4 sq. metres (660.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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