



6 PARK SQUARE MASHAM, RIPON, HG4 4HF

**£260,000
FREEHOLD**

An attractive stone built detached cottage located in a quiet position round the corner from the Masham Market Place with a great layout in need of modernisation and offering great potential that will suit a variety of different lifestyles. The property benefits from a gas fired heating system, double glazing and a private garden with storage.

NORMAN F. BROWN

Est. 1967

6 PARK SQUARE

• 2 Bed Detached • Stone Built Character Cottage • In Need Of Modernisation • Private Position Close To The Centre Of Masham • Gas Fired Heating & uPVC Double Glazing • Great Layout With Lots Of Potential • Private Garden • Will Suit a Variety Of Lifestyles & Needs • Video Tour Available • Enquire Today For Your Personal Viewing

Description

This excellent two bedroom detached property is nestled away off Park Square just round the corner from the Impressive Masham Market Square. The property is in need of modernisation and offers fantastic potential with its quiet position, garden and layout.

The house opens into the dining kitchen which is a lovely space for entertaining or for family time with space for a dining table and chairs with the kitchen comprising of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink. There is a 4 ring gas hob with an extractor hood over and an electric oven under plus spaces for a washing machine and tall fridge freezer. There is also a useful pantry style cupboard and an understairs cupboard for extra storage. The sitting room opens out to the garden and has an open fire with a tiled surround and hearth plus an attractive exposed beam.

The first floor landing opens to the two double bedrooms, shower room and the study. The two bedrooms are both situated to the front with attractive roof top views over Masham with bedroom one having a built in cupboard over the stairs and the study is a great room for working from home or as extra storage. The modern shower room has a walk in shower with a screen and an electric shower and

there is also a pedestal mounted washbasin and a push flush W.C.

Outside the property is approached by an attractive gravel path between numbers 5 and 7 Park Square. The gardens are to the front and consist of a lawn with planted borders and attractive walled boundaries with storage comprising of an outhouse attached to the house and a separate garden shed.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – C

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

The Gravel Path is owned by Number 7 Park Square with a right of access to the property.

There is no off street parking with the property. Park Square has unrestricted on street parking.

Construction: Standard

Conservation Area - Yes



Listed Building: No

Utilities

Electricity - E.on Next

Gas - British Gas

Water – Mains (Yorkshire Water)

Heating: Gas – Mains

Water – Immersion heater

Drainage: Mains

Broadband:

Current Provider:

Checker: www.checker.ofcom.org.uk

Mobile:

Current Provider(s):

Signal Checker visit www.checker.ofcom.org.uk

House Signal Black Spots –

Restrictive Covenants:

Location

Masham is a small market town and civil parish in the Harrogate district of North Yorkshire and market days are on a Wednesday, Saturday and Bank Holiday Monday with a Farmers' Market every first Sunday of the month from April to September. An annual Sheep Fair is held in September. The market place, the largest in the district, is tightly bordered on its south and west sides by ranges of two- and three-storey buildings. To the south-east, lies St. Mary's Church with its large yard

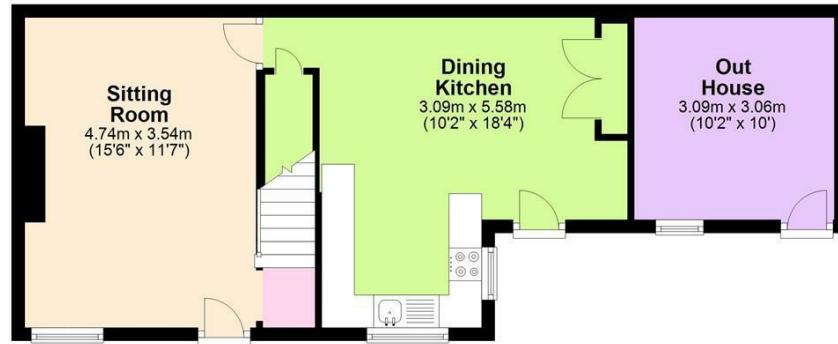
Although Masham is a relatively small town it has two working breweries, Black Sheep Brewery and Theakstons, situated only a few hundred yards from one another. The Masham Steam Engine & Fair Organ Rally is held annually, organised by the Masham Town Hall Association; it began in 1965 to raise money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

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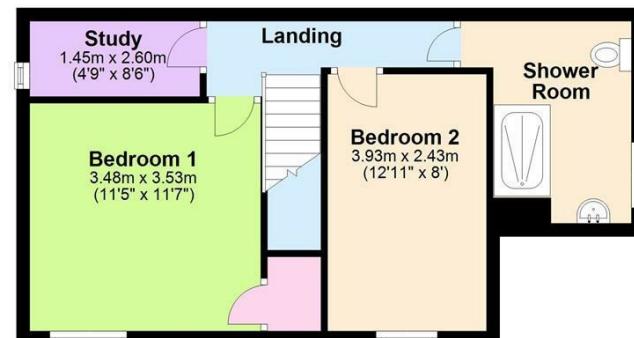
Ground Floor

Approx. 49.7 sq. metres (535.3 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 90.8 sq. metres (977.0 sq. feet)



Google

Map data ©2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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