GILES EDWARDS
YORKSHIRE PROPERTY

93 The Oaks

Masham, Ripon, North Yorkshire, HG4 4DT



Perfect detached, family home with 4 bedrooms, 2 bathrooms (1 en-suite) with a large family/dining kitchen and separate sitting room. The enclosed garden is a delight and has a wonderful outdoor dining area all set in the sought after Market town of Masham with a large side store shed and off street parking for several vehicles.

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

GUIDE PRICE

£435,000

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The property is approached via a short drive and path to the front door. The front door leads into a hall. Sitting room with a double aspect and fireplace with a tiled hearth and log burner in situ. Double doors lead to the garden and outdoor dining area. The kitchen/family/dining room is the heart of the house with a sitting area with a fireplace and tiled hearth with log burner in situ. This leads through to the dining area with an arch leading through to the kitchen. The kitchen has a good range of base and eyelevel units with ample quartz worksurfaces incorporating an integral dishwasher, fridge/freezer and an electric Cookmaster range cooker with an extractor fan above. Stable door leads to the side access and rear garden. Further door leads into the utility room with a sink unit, store cupboard and plumbing for a washing machine and space for a dryer. Further door leads to the downstairs cloakroom with a wash-handbasin set in a vanity unit and low level WC.
First floor landing with access to the loft via a drop down ladder. Bedroom 1 is at the front of the house with an en-suite shower room with shower cubicle, pedestal wash-handbasin, low level WC and an arch leading into the walk-in dressing area with shelves and hanging. Bedroom 2 has views over the front garden, bedroom 3 has views over the rear garden and bedroom 4 is at the front of the house with a built-in wardrobe.

Outside

There is a lawned garden at the front of the house with a stocked border and a driveway with parking for up to 3 vehicles and also space for a motor home! To the side of the house there is a substantial store shed with double doors and access to the rear garden. The rear garden is approached via a side gate and has a great dining terrace with a pergola and lawn area.

Location

The house is situated on the edge of the Market town of Masham. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, a bank, an excellent doctors surgery, school, kindergarten and 2 Breweries! There is a great recreation area with a cricket pitch, tennis courts, football pitch and boules court to name a few of the activities available!

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.



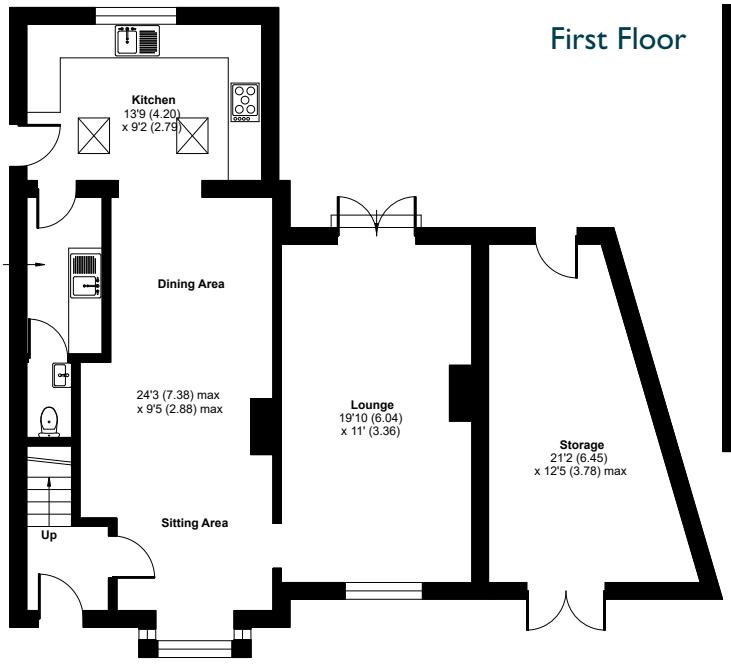




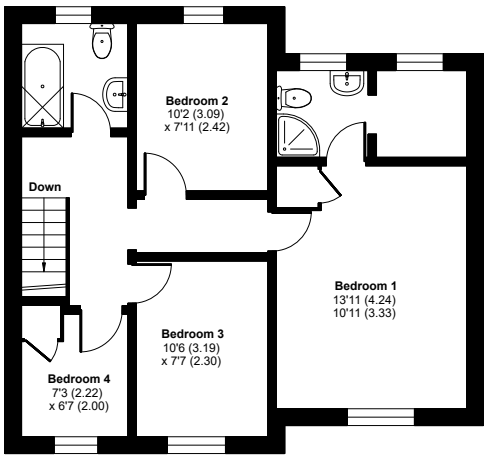


FLOORPLANS

Ground Floor



First Floor







Services
Mains water, electricity, gas and drainage.

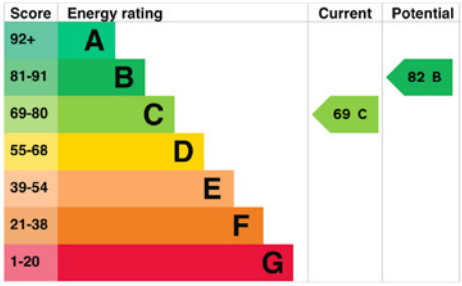
Council Tax
Council tax is band "D" and payable to North Yorkshire Council.

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

Directions
On entering the town of Masham carry on past the Market Square and onto Park Street. Turn right into Swinton Terrace and then take the second turning on the right into Swinburn Road. Carry on for 3-400 meters and Swinburn Road turns into The Oaks. No. 93 is the first house on the right after the bend in the road.

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

Energy Performance
EPC rating is a "C". further details 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.