



## 22 PARK DRIVE, MASHAM, RIPON, HG4 4HY.

A spacious 3 bedroomed DETACHED bungalow nicely positioned CLOSE to the CENTRE of MASHAM at the Head of a quiet Cul de sac. The bungalow offers a GREAT LAYOUT with a neutral style ready for a new owner to put their own stamp onto. With LOVELY GARDENS, an excellent GARAGE and OFF STREET PARKING, viewing is highly recommended and there is NO ONWARD CHAIN.

£375,000







# 22 Park Drive,

Masham, Ripon, HG4 4HY.

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## Description



This lovely home is served by a gas fired heating system with double glazed windows. On entering the property into the bright hallway, there is a cloakroom with a WC and a multi paned glazed door through to the large 'L' shaped sitting/dining room which has windows to the front and side making the room light and airy, there is also an open fire and doors off to an inner hallway and the kitchen. The Kitchen itself has a range of wall and base units with a work surface over and tiled splashbacks. There are spaces for a washing machine, slimline dishwasher, fridge freezer and a free standing electric cooker with an extractor hood over. The kitchen also benefits from a door out to the sun terrace and has a built-in pantry cupboard.



The inner hallway off the lounge leads to the bedrooms and bathroom and has a built in boiler cupboard. Bedroom 1 is a lovely room with double glazed windows to the side and rear along with a built in wardrobe with sliding doors. Bedroom 2 is to the side and is also an excellent double with a built in wardrobe with sliding doors.

Bedroom 3 could used as a bedroom but could also be a superb study or hobby room and has a door through to the sunroom along with built in wardrobes or storage. The sunroom has a radiator and double glazed windows looking over the gardens to the rear and has a door opening out onto the sun terrace. The house bathroom has a wash basin and push flush WC set into a vanity unit with a panelled bath with a shower over as well as tiled walls and a chrome, ladder style heated towel rail.

Outside is a lawned front garden with mature borders providing privacy from the street and there is gated access to the rear on both sides of the property. There is also a hard standing driveway providing off street parking and an attached garage with an up and over door, light and power points and a personal door opening to the sun terrace to the rear.

The enclosed and private rear garden is mainly lawned with mature planted borders, hedged and fenced boundaries and enjoys roof top views over Masham from its elevated position. There is also a hidden sun terrace which can also be accessed from the sunroom and kitchen and is a great area for entertaining.

**Agent Note:**

- Park Drive is a Private Road and was redone in January 2021 and the curbs were redone in April 2021.
- The property has two Solar Panels which are not connected to the national Grid but do contribute towards reducing the electric bills at the property

**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 has held annually, organised by the Masham Town Hall Association; it began in 1965 to raise money for the local town hall.

**GENERAL INFORMATION**

Viewing - by appointment with Norman F. Brown.

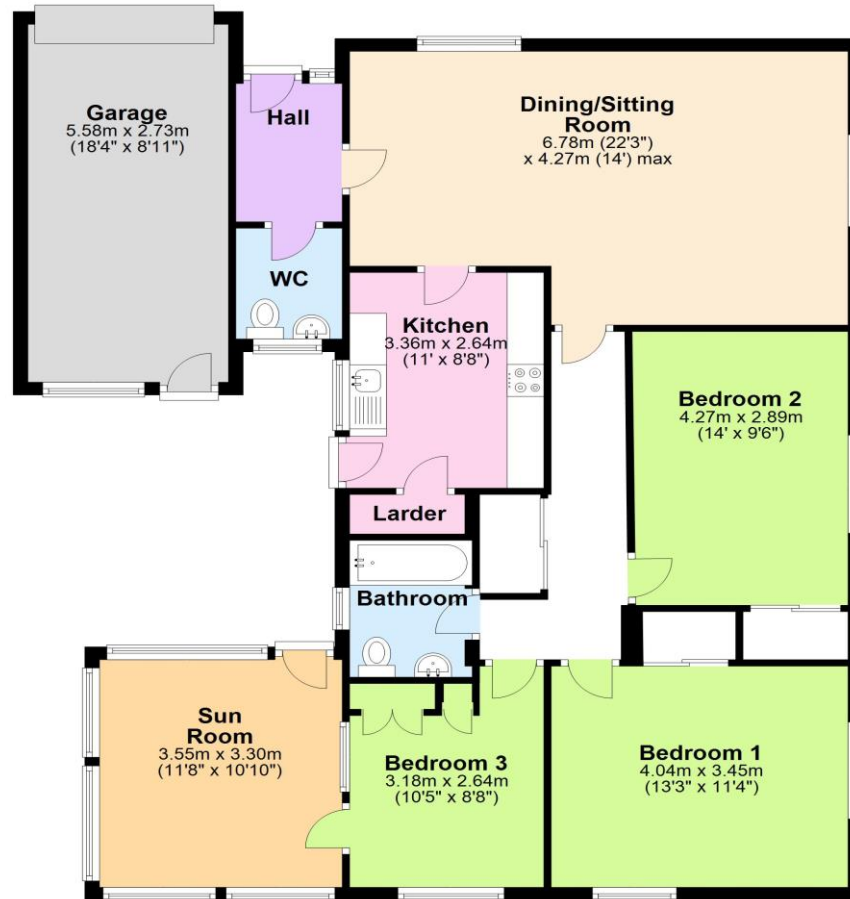
Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authority – Harrogate District Council  
Tel: (01423) 500600

Council Tax Band - E



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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