



## 9 The Oaks

Masham, Ripon, North Yorkshire, HG4 4DT

TO LET £950pcm

A recently renovated family home within walking distance of the sought-after market town of Masham. The property offers three bedrooms, off street parking, integrated single garage and generous mature gardens to three sides.

- Recently Renovated
- Three Bedroom Family Home
- Sought After Location
- Garage and Off Street Parking
- Long Term Let



Tel: 01609 773004

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## GROUND FLOOR

### ENTRANCE HALL

With carpet flooring and stairs to first floor.

### LIVING ROOM

18' 6" (inc Bay) x 10' 7" (5.66m x 3.23m) With two windows to the side and bay window to the front of the property, electric fireplace with wooden surround, under stairs storage cupboard, two radiators, carpeted flooring.

### KITCHEN/DINER

16' 3" x 8' 11" (4.97m x 2.72m) With windows to front and side, range of cream shaker style wall and floor units with square edge laminate worktops, stainless steel sink, space for washing machine, built under electric oven with gas hob and cooker hood over, built in dishwasher, partially tiled walls, lino flooring. Door to:

### CONSERVATORY

9' 3" x 8' 6" (2.82m x 2.60m) With steps down to conservatory overlooking the garden, radiator, lino flooring, door to garage.

## FIRST FLOOR

### LANDING

With window to rear.

### BEDROOM 1

10' 7" x 9' 10" (3.23m x 3.02m) A double bedroom with window to front, radiator, carpeted flooring, loft hatch.

### BEDROOM 2

10' 6" x 8' 1" (3.21m x 2.48m) Another double bedroom with window to front, radiator, carpeted flooring.

### BEDROOM 3

7' 4" x 6' 0" (2.26m x 1.84m) A single room with window to side, radiator and carpeted flooring.

### FAMILY BATHROOM

A newly refitted bathroom with window to side. White suite comprising panelled bath with shower over, low flush WC, vanity basin with shelved cupboard below, stylish towel radiator, partially tiled walls, cupboard housing the gas boiler, lino flooring.

## OUTSIDE

Integrated single garage with electric power and light. Off street parking for one vehicle.

A generous plot offers gardens to three sides of the property which are laid mainly to lawn interspersed with mature plants, shrubs and trees. A combination of timber fencing and low bricked wall encloses the garden which also comprises an attractive summerhouse approached under a pergola, flagstone patio area and further paved area.

## AGENT'S NOTES

Council Tax Band D

EPC Rating B

## RENT

Payable per calendar month.

NO PETS

## DEPOSIT

Zero Deposit Scheme Available or £1,096.15 through Deposit Protection Service.

## REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

## SERVICES

The Tenant will be responsible for paying for all the main services.

## PERIOD OF LETTING

Long term.

## INSURANCE

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

## DECORATION

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

## SMOKING

Tenants are asked to observe a No Smoking policy inside the property.

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