

23 Leyburn Road

Masham, Ripon, North Yorkshire, HG4 4ER



An exceptionally well presented semi-detached family house with 3 bedrooms, 2 bathrooms (1 en-suite), double glazing, good sized downstairs accommodation, garden, large garage and off-street parking.

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

GUIDE PRICE
£310,000



Hall, sitting room, kitchen open to sitting/dining room, utility area, 3 bedrooms, 2 bathrooms (1 en-suite), enclosed rear garden, driveway with large single garage and lots of off street parking.

The House

The house is approached via the front brick paved drive to an Entrance porch with tiled floor, space for coats and footwear. Double doors lead through to the hall with tiled floor, understairs utility space with plumbing for a washing machine and space for a dryer. Sitting room with a fireplace (blocked) with wooden mantle and surrounds with granite slips and hearth. Double doors lead through to the sitting/dining room. Great room with wood laminate floor, space for dining table and sofas, double doors to the garden and arch through to the kitchen. Good range of base and eyelevel units with ample work tops with insert electric hob unit with double electric oven below and extractor fan above, microwave, 1 ½ bowl stainless steel sink unit with drainer, tiled splash backs, integral fridge/freezer and dishwasher.

First floor landing area with access to roof space. Bed 1 is at the back of the house with an en-suite shower room with shower cubicle, wash hand basin set in a vanity unit, low level WC. Bed 2 is at the rear of the house and has a built in wardrobe with a wall mounted Valiant gas boiler for the hot water and central heating with a further 2 double built-in wardrobes. Bedroom 3 is at the front of the house.

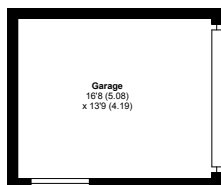
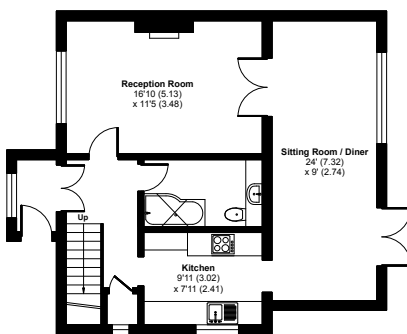
Outside

The area to the front and side of the house has been laid to brick paving providing a driveway and lots of off-street parking. There is an enclosed rear garden laid to grass with a wood deck area, stone terrace and a border stocked with a variety of shrubs. There is a large single garage with an up and over door, part loft storage, a side door and plenty of space to extend to the side.

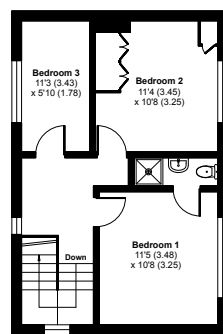


FLOORPLANS

Ground Floor



First Floor



Location

The property is situated in a very convenient position on the edge of Masham and a short walk from the Market Square with all of its shops, cafes and restaurants. The Market town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an excellent Doctors surgery! There is a range of excellent senior schools in the local area both private and public with bus services to most. 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. The countryside around Masham offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.



Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band B and payable to Harrogate District Council.

Tenure and Possession

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

Directions

On entering Masham from Ripon after the bridge over The River Ure carry on past the Wensleydale garage and Co-op and 23 Leyburn Road will be found on the left just before the turning to Fearby and Healey.

Viewing

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

Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.