

# 7 The Avenue

Masham, Ripon, North Yorkshire, HG4 4DS



A great opportunity to get onto the housing ladder with this 2 bed, semi-detached house with a garage and off-street parking on the edge of Masham, in need of some work.

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

**GUIDE PRICE**  
**£219,000**





Hall, sitting room, kitchen, 2 bedrooms, bathroom, front garden, single garage and off street parking.

### The House

The house is approached via the back door into a hall. Sitting room with under stairs cupboard, fireplace with gas fire insert and back boiler, views over the front garden and door to porch, space for coats and footwear and front door. Kitchen with serving hatch through to the sitting room, range of base and eye level units and work surfaces incorporating a one and a half bowl white sink unit with drainer, gas hob unit with electric oven below and extractor fan above and space for a washing machine.

### First Floor

Landing with access to roof loft. There are two double bedrooms and a bathroom. Bathroom has a panel enclosed bath with overhead shower and screen, wash hand basin and low level Wc. Part tiled walls, extractor fan, shelf and wall mounted medicine cupboard.

### Outside

The front garden is laid to grass with path to the front door, stocked flower border and shrubs. To the rear of the house is the single garage with an up and over door with a short drive and space to park a vehicle in front of the garage doors.

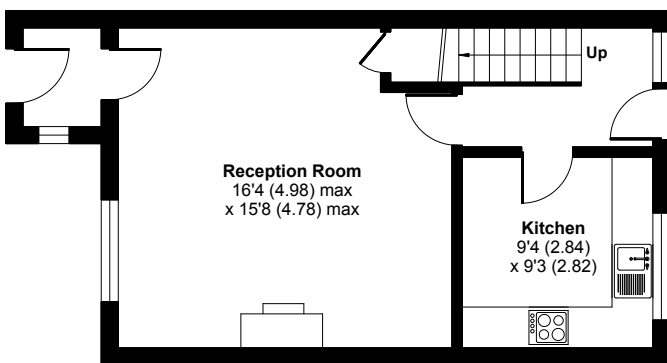
### Location

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.

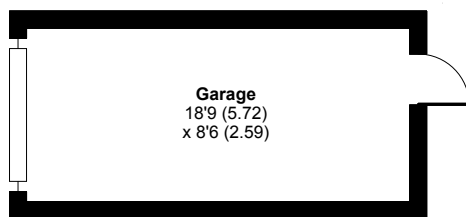
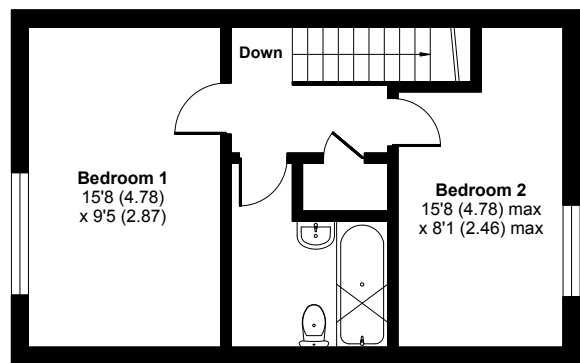


## FLOORPLANS

Ground Floor



First Floor





## Services

Mains water, electricity, gas and drainage.

## Council Tax

Council tax is band C 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 and take the first turning on the right into Avenue Bank. No7 The Avenue is the second house directly on the right.

## 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## 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.