

6 Church Street, Masham, HG4 4DR



Guide price £225,000

Situated in the heart of Masham, 6 Church Street is a Three Bedroom Cottage which offers spacious and versatile living accommodation. The property benefits from a Garage and separate upstairs entrance.



DIRECTIONS

From our Office - leave Ripon by turning left on to Palace Road (A6108) and continue on this road until reaching Masham. On entering Masham on The Avenue bear left up onto Silver Street. Continue through the Market Place and the property is located on the right hand side as indicated by our Joplings board.

ADDITIONAL SITUATIONAL INFORMATION

There are many amenities in the market town of Masham including pubs, cafes, restaurants, a supermarket, bakeries, butchers and doctors. Many other amenities can be found in the market town of Bedale (11mins) or the City of Ripon (approx 23mins). There are good A1 links at both Bedale and Ripon and for travelling further afield there are train links at Thirsk (approx 28mins) and Northallerton (approx 30mins), or Harrogate and Darlington both approximately 44 minutes away. Local attractions include; many walks through the Swinton Estate, the Druid's Temple, Hackfall woods, Fountains Abbey, the historic market town of Masham including the Black Sheep and Theakston's Brewery, the Marfield Marches, the Nosterfield Local Nature Reserve and the beautiful Yorkshire Countryside.

ENTRANCE

Timber panelled door gives access to the property.

HALLWAY

Opening to the Sitting Room

SITTING ROOM

Timber Sliding Sash windows to the Front and a further window to the Rear. Gas fire set within a composite surround and hearth. Radiator.

Stairs leading to the First Floor.

DINING ROOM

Timber windows to the Front. Radiator.

KITCHEN

Timber window to the Rear. A range of base and wall units with coordinating work surface over. Space for cooker, stainless steel sink and drainer. Wall mounted gas combination boiler. Radiators.

REAR HALL

Timber partially glazed door and a Timber window to the Rear. Radiator.

WC

Wall mounted wash handbasin and low-level WC.

FIRST FLOOR

RECEPTION ROOM / OFFICE / LANDING

Timber Sliding Sash window to the Front and Timber windows to the Rear. Wall mounted gas heater and Radiators.

BEDROOM ONE

Sliding Sash window to the Front. Radiator.

BEDROOM TWO

Sliding Sash window to the Front. Radiator.

BEDROOM THREE

Timber window to the Rear. Built-in storage cupboard with hanging space. Radiator.

SHOWER ROOM

Suite comprises: a modern walk-in shower cubicle with fully tiled walls and glazed shower screen, pedestal wash handbasin with tiled splashback, low-level WC. Radiator.

REAR LANDING

Timber door giving access to the metal rear steps. Storage cupboard.

OUTSIDE

Shared access pathway leading to Rear Entrances.

GARAGE

Integral Garage with Timber bifold doors to the Front, pedestrian access door and window at the Rear. Power and light.

COUNCIL TAX

Council Tax Band D

SERVICES

Mains Water
Electricity
Drainage
Gas central heating

VIEWINGS

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694800.

OPENING HOURS

RIPON - Monday - Friday 9.00 a.m - 5.30 p.m
Saturday 9.00 a.m - 4.00 p.m
Sunday Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.





IMPORTANT NOTICE

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statements or fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Joplings has the authority to make or give any representation or warranty whatsoever in relation to this property or these particulars not enter into any contract relating to the property on behalf of the vendor. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc. are subject to confirmation.

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