

# Meadowcroft

11 Swinburn Road, Masham, Ripon, HG4 4HU



A much sought after 3 bed, semi-detached bungalow with a front and rear garden, driveway and single garage with workshop to the side, situated on the edge of Masham overlooking fields and just a couple of minutes from the Market Square. No ongoing chain.

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

**GUIDE PRICE**  
**£340,000**



Meadowcroft is approached via its own driveway with a path leading to the front door. Front door leads into the hallway with a cupboard housing the electric meter and fuse box. Doors off lead to the sitting room with a feature electric fire with wooden mantle piece and surrounds with stone slipes and hearth, views over the front garden. Kitchen with a range of base and eyelevel units and good worktops with an insert single bowl, stainless steel sink unit and drainer, built-in electric hob unit with an extractor fan above, built-in electric oven, plumbing for a washing machine and cupboard housing the wall mounted gas boiler.

Bedroom 1 is situated at the rear of the property with views over the rear garden and views over the fields. There is an array of built-in wardrobes with a nest of drawers and vanity shelf above. Bedroom 2 is at the front with views over the rear garden and is currently used as a dining room. Bedroom 3 is at the rear with views over the garden and fields beyond. Shower room with walk-in shower, glass sides, pedestal wash handbasin, low level WC, heated towel rail, tiled floor and part-tiled walls.

### Outside

There is a spacious front garden laid to lawn with stocked borders and mature planting. Front path leads to the front door and the driveway leads to the side entrance (with ramp, removable if not needed) and door into the kitchen. There is a single garage with an up and over door. The garage has a work bench at the rear and a separate work shop/store to the side. A gate leads through to the rear garden which is laid to lawn with stocked borders, mature planting, great views over the

fields and a large timber garden shed with electric and work surfaces.

### Location

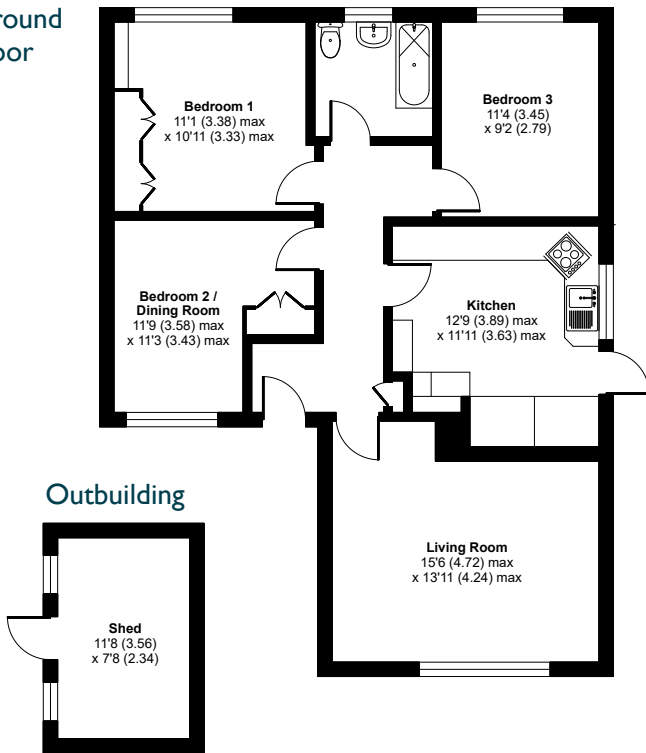
The property is situated in Swinburn Road, a couple of minutes from the Market Square. Swinburn Road is on the edge of Masham on the road leading to the Masham Golf Course and Swinton Park. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery and 2 Breweries! There is a primary school in Masham as well as a nursery school and a selection of top rated private schools are close by. Secondary schooling is provide in Bedale. 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. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well-respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at Warren Gill. The countryside around Masham offers delightful riding and walking opportunities and has many other local attractions.

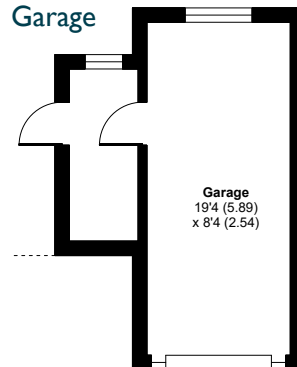


## FLOORPLANS

### Ground Floor



### Garage





### Services

Mains water, electricity, gas and drainage.

### Council Tax

Council tax is band "D" and payable to Yorkshire 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 turn left into Silver Street. This leads past the Market Place and into Park Street. After a few hundred meters turn right into Swinton Terrace and carry on and take the second turning on the right into Swinburn Road. Meadowcroft (No.11) will be found a short distance along on the left.

### 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		82 B
69-80	C		
55-68	D	66 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.