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THE OAKS, MASHAM, RIPON, NORTH YORKSHIRE, HG4 4DT

£325,000

2 BEDROOM SEMI DETACHED BUNGALOW
EPC Rating: C

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FOR SALE WITH NO ONWARD CHAIN

Tucked away in a quiet cul de sac, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The interior features a spacious living area, modern fitted kitchen with utility room and a contemporary shower room. Furthermore, there are two double bedrooms, a study and large conservatory. Externally, the bungalow benefits from a private patio area, single garage and driveway parking. Situated close to local amenities and excellent transport links, this bungalow offers a convenient lifestyle while still enjoying a serene countryside atmosphere. With its attractive exterior and inviting interior, this property presents a wonderful opportunity for those looking for a cosy home in a picturesque village location. Book a viewing today to appreciate all that this charming bungalow has to offer.

Masham is a charming and historic market town in North Yorkshire, nestled on the edge of the Yorkshire Dales and surrounded by the scenic beauty of Nidderdale Area of Outstanding Natural Beauty and Wensleydale. Centred around one of England's largest Georgian market squares, it boasts a rich heritage dating back to its 13th-century market charter, with elegant architecture, a medieval church, and a welcoming village atmosphere. Masham is renowned for its traditional weekly markets, vibrant community events like the annual Sheep Fair, and its two celebrated breweries—Theakston's and Black Sheep—which attract visitors year-round. Masham is set against a backdrop of rolling countryside, riverside walks, and nearby woodlands. With excellent amenities, strong community spirit, and timeless character, Masham offers an idyllic lifestyle for those seeking heritage, nature, and tranquillity.

Sitting Room
22 x 11Spacious Sitting Room overlooking the Northside of the property, benefitting from a gas burner.

Kitchen
11'3" x 7'9" (3.43m x 2.36m) A range of base and wall units, 1 1/2 sink unit, electric oven, gas hob with extractor over, integrated dishwasher.

Utility Room
12'2" x 6'2" (3.7m x 1.88m) Base units, plumbing for laundry appliances, single sink unit with drainer.

Bedroom One
12'4" x 11 (3.76m x 11) Spacious double bedroom with a range of built-in cupboards, looking out to the Southside of the property and the rear courtyard.

Bedroom Two
12'5" x 8'5" (3.78m x 2.57m) Spacious double bedroom, looking to the Westside of the property.

Study
9'1" x 7'9" (2.77m x 2.36m) A quiet and versatile space leading to the conservatory.

Conservatory
12'5" x 10'11" (3.78m x 3.33m) Spacious conservatory overlooking the Southside of the property.

Shower Room
Three piece suite comprising of low level wc, pedestal white sink and shower. Airing cupboard for storage and chrome towel radiator.

Garage
17'10" x 8'2" (5.44m x 2.5m) Up and over door, electric, overhead storage.

Material Information
Council Tax Band: D
EPC Rating: C
Tenure: Freehold
Services: Electric, gas, mains water and sewerage. Flood risk: None in the immediate area.
Planning: None in the immediate area.
Phone and Internet: Please check the Ofcom website for full information regarding mobile and broadband coverage.

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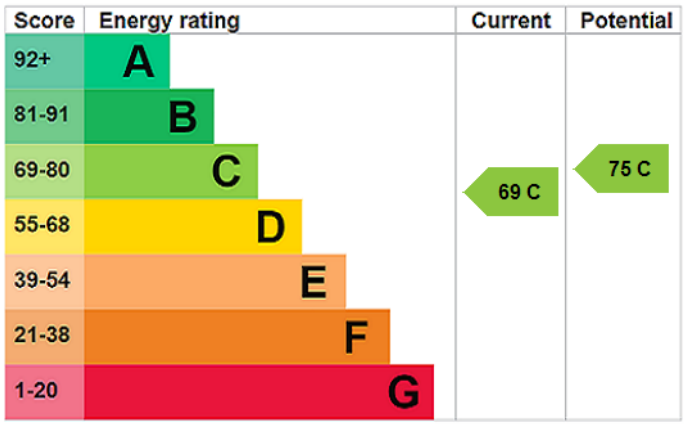






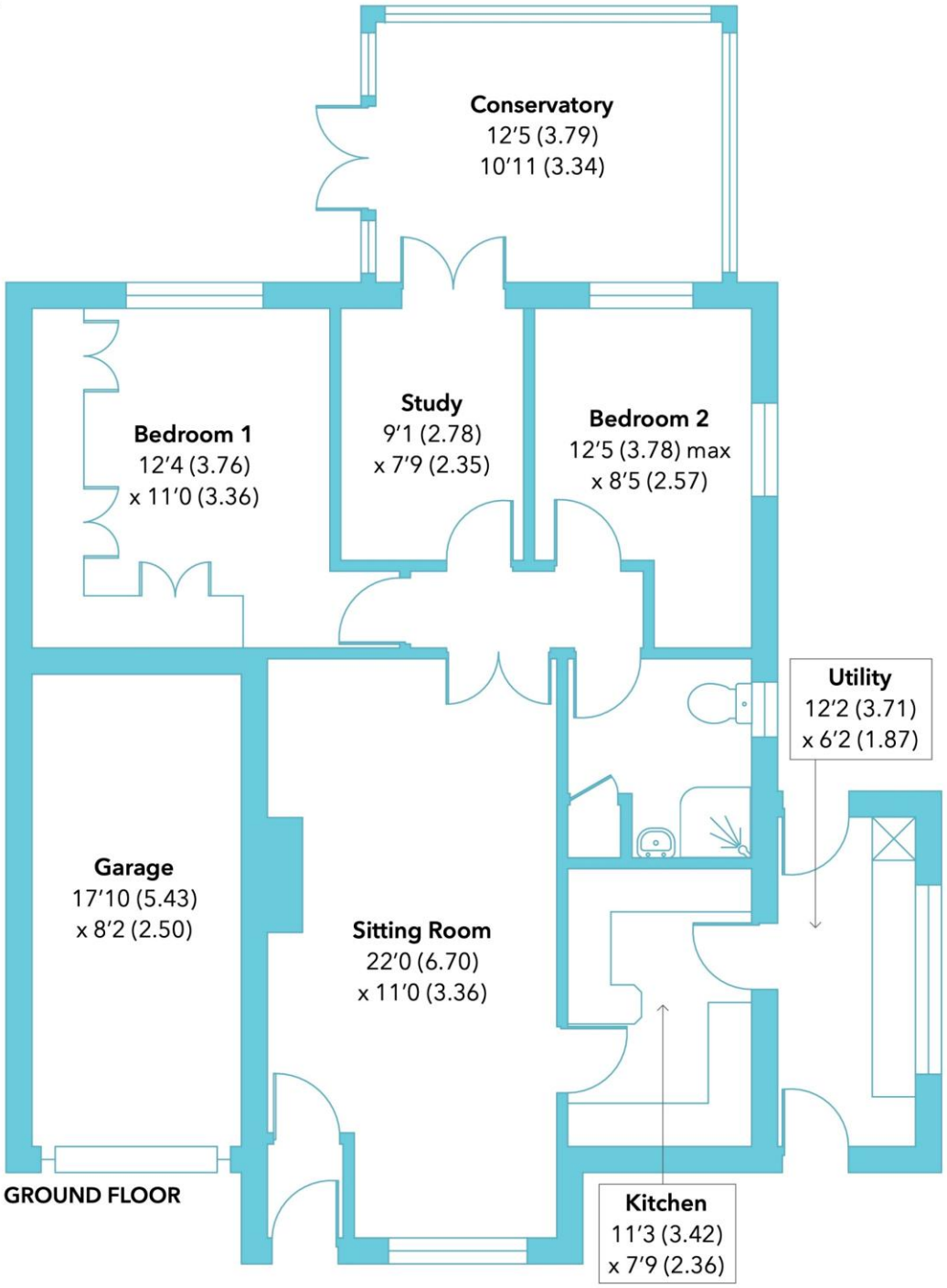






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Approximate Area: 1,121 sq ft / 104.2 sq m



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Pursuant to RICS Property Measurement 2nd Edition
Produced for Linley & Simpson

AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.