

Davis
Lund

Brewers Way
Masham
North Yorkshire
HG4 4BU

Guide Price £320,000





Accommodation

A beautifully presented three-bedroom family home, nestled on a well-regarded development, close to the town centre.

The property is located in the highly sought after Market Town of Masham, occupying a central location and being just a few minutes walk from the town centre and the array of amenities on offer. The house is also located close to lovely riverside and country walks, making it ideal for dog owners or those who enjoy the outside lifestyle.

Entering the property, there is a spacious entrance hall with stairs rising to the first floor and generous under stairs storage cupboard. There is a good size living room with fireplace, kitchen/diner fitted with a range of modern units and a WC completes the downstairs layout. The kitchen/diner comes fitted with a variety of appliances, including dishwasher and integrated fridge, whilst patio doors give access to the rear garden. Upstairs, there is a landing with storage cupboard and loft access. The main bedroom is a generous size, with a part-tiled ensuite shower room, fitted storage cupboard and large window giving a light and airy feel. There are two further double bedrooms, which are neutrally decorated, and the part-tiled family bathroom, fitted with a white suite including bath with hand-held shower.

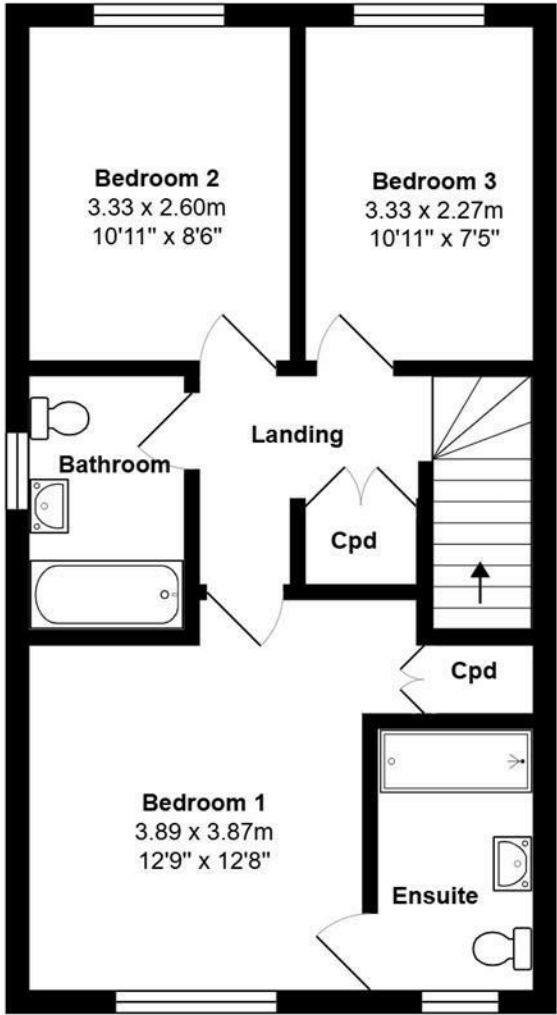
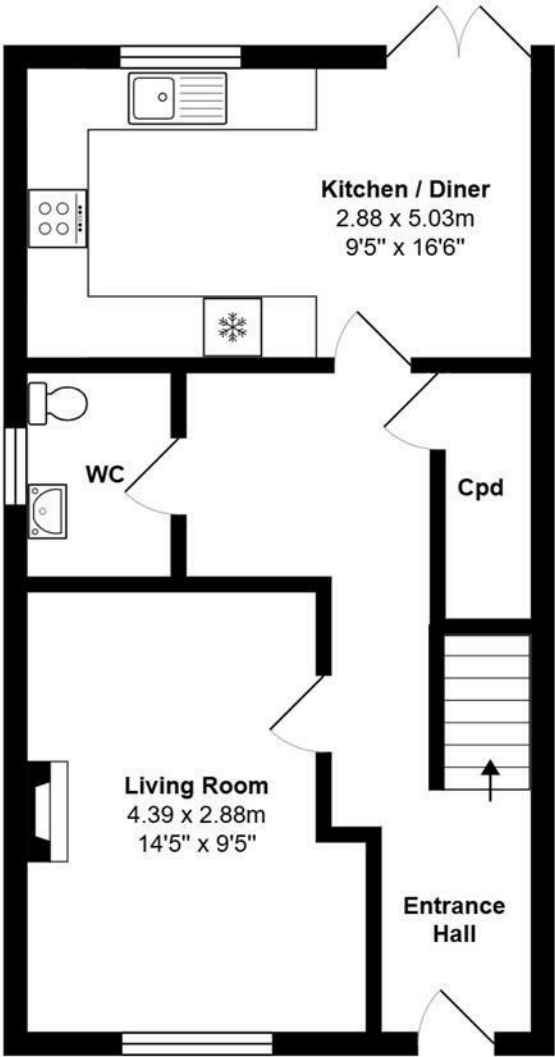
Externally, there is the front garden with hedge borders and a pathway leading to the door, whilst a tarmac driveway with storage shed providing parking. To the rear, is a lovely garden with fenced boundaries, being mostly laid to lawn with stocked flower beds. The property also benefits from gas central heating and double glazing throughout.

Immaculately maintained, properties of this size are rare to market at this price point. An internal inspection is required to fully appreciate the accommodation on offer in this lovely family home.



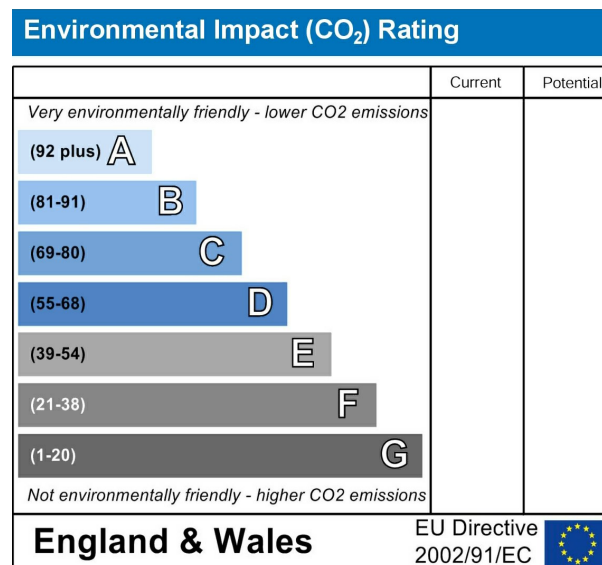
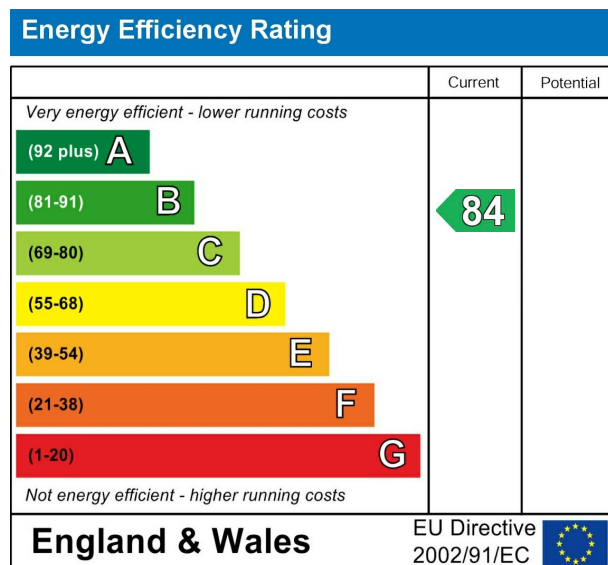


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

