



PROSPECT HOUSE, PARK STREET, MASHAM, NORTH YORKSHIRE, HG4 4HN
£2,500 per month

Carter Jonas

PROSPECT HOUSE, PARK STREET, MASHAM, RIPON, HG4 4HN

- Available Now
- Pets Considered
- EPC Rating D
- Gas Fired Central Heating
- Council Tax Band F

THE PROPERTY

Available now, Prospect House is a beautifully presented stone built, Grade II listed character property nestled within the picturesque market town of Masham and conveniently situated within walking distance of the bustling town centre of Masham which offers a vast array of amenities.

This charming family home provides well-proportioned living accommodation positioned over three floors. The ground floor briefly comprises a welcoming reception hall, spacious drawing room boasting natural light and characterful features with a working log burning stove, dining room with space for a large dining table as required and a log burning stove, cosy snug room with patio doors leading out into the private courtyard area, large naturally bright breakfast kitchen comprising a selection of neutral fitted units, gas fired AGA and integrated dishwasher, utility room with plumbing in situ for a washing machine and dryer as required and a WC conveniently positioned on the ground floor.

To the first floor, there is an exceptionally spacious principal bedroom benefitting from fitted wardrobes and a modern ensuite comprising a large walk in shower, separate bath, basin and WC, two further double bedrooms serviced by a modern family bathroom suite comprising a bath, basin and WC. There are two double bedrooms and a modern shower room suite also positioned on the second floor.

Externally, Prospect House offers a private courtyard area perfect for outside dining with the added benefit of an integrated pizza oven situated in the nearby stone outbuilding, a spacious outbuilding with a large log burning stove previously used as a games room and off road parking for up to three cars.

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Prospect House is situated within walking distance of the popular market town of Masham, 10 miles from the cathedral city of Ripon, 15 miles from the market town of Thirsk and approximately 15 miles away from the bustling town centre of Richmond, all offering an excellent variety of shopping, leisure and educational facilities.

Northallerton and Thirsk train stations are nearby and provide excellent access to the national rail network with direct links to London Kings Cross. In addition, access to the A1(M) is nearby, providing key connections to the motorway network.

This delightful property offers spacious living accommodation, a beautiful location and would be ideal for anyone with commuter needs.

Offered unfurnished.

Pets considered.

Please note no white goods are provided with this property.


The deposit will be £2,884 (5 weeks' rent) at a rental value of £2,500 per calendar month.

The holding deposit will be £576 (1 weeks' rent) at a rental value of £2,500 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Classification L2 - Business Data

IMPORTANT INFORMATION

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