



CHAPMAN HOUSE, MASHAM, RIPON, HG4 4HP
£2,750 per month

Carter Jonas

CHAPMAN HOUSE, MASHAM, HG4 4HP

- Available Early December
- EPC Rating C
- Council Tax Band F
- Gas Fired Central Heating

THE PROPERTY

Available early December, Chapman House is a beautifully presented, large four bedroomed, stone built property, built 15 years ago. It is conveniently nestled within the heart of the picturesque market town of Masham which offers a vast array of amenities and local attractions.

In brief, the ground floor comprises a welcoming entrance hallway with limestone flooring throughout, a naturally bright reception room with a gas feature fireplace, separate dining room with space for a large dining table and a fantastic open plan kitchen/living/dining room area which provides a selection of fitted units, electric oven and hob with integrated appliances including a dishwasher and fridge-freezer with patio doors leading out into the garden.

There is a useful utility room positioned off the kitchen area with plumbing in situ for a washing machine and dryer as required. There is also another good-sized room off the kitchen which could be used for a home office/TV snug/games room and a WC also conveniently positioned on the ground floor.

To the first floor, there is an exceptionally spacious principal bedroom benefitting from a modern ensuite bathroom comprising a bath with shower attachment over, basin, bidet and WC with the added benefit of a separate dressing room.

Also situated to the first floor are three further double bedrooms, one of which comprises an array of fitted wardrobes and en-suite shower room including a large walk-in shower, basin and WC with a modern family bathroom suite positioned off the landing area including a free-standing shower, separate bath, basin and WC.

Externally, Chapman House offers a private, low maintenance garden with established borders and patio area making this property perfect for outside entertaining with the added benefit of off-road parking for multiple vehicles in a private courtyard accessed via double electric gates and a large double garage.

Available early December, Chapman House is a beautifully presented, four bedroomed, stone built property, conveniently nestled within the heart of the picturesque market town of Masham which offers a vast array of amenities and local attractions.



Chapman House is situated just off the Market Square of the popular market town of Masham. 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!

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.

Chapman House is heated via a gas-fired central heating system with underfloor heating to the ground floor and traditional radiators to the first floor. Mains Gas, electricity and water all on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Offered unfurnished.

The deposit will be £3,173 (5 weeks' rent) at a rental value of £2,750 per calendar month.

The holding deposit will be £634 (1 weeks' rent) at a rental value of £2,750 per calendar month.

ADDITIONAL INFORMATION

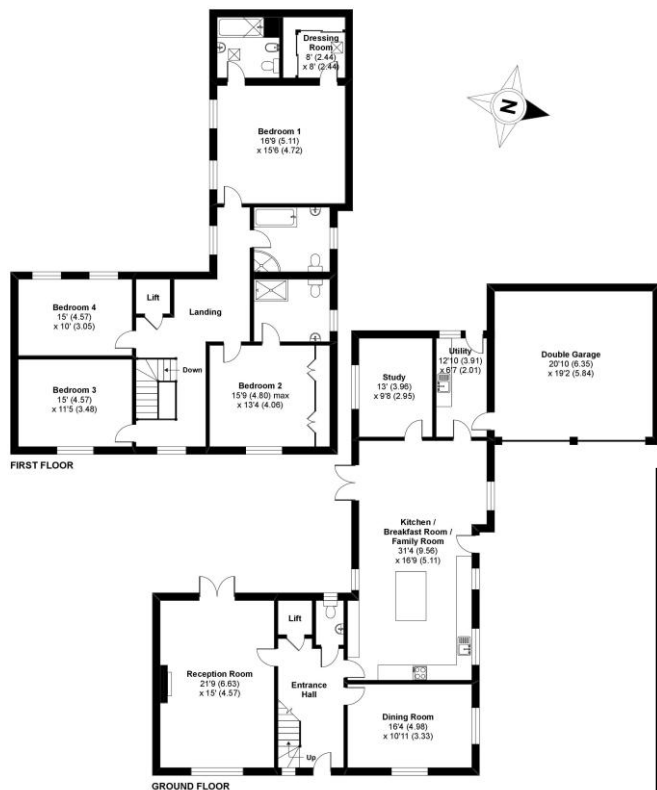
Viewing	Strictly by appointment only
Local Authority	Council Tax Band F



Chapman Lane, Masham, Ripon, HG4

Approximate Area = 3339 sq ft / 310.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Giles Edwards Yorkshire Property. REF: 1051383

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

E: harrogate.rural@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.