



**5 Little Market Place**  
Masham, Ripon, HG4 4DY

youngsRPS 

**5 Little Market Place  
Masham  
Ripon  
HG4 4DY**

**Guide Price: £195,000**

A former veterinary practice, situated within the centre of the popular market town of Masham. The property is in need of full renovation and may appeal to a number of buyers either commercial or residential.

- Situated Near Masham Market Square
- Versatile Accommodation
- Two Large Double Bedrooms
- Potential Development Opportunity



Youngs - Northallerton 01609 773004  
www.youngsrps.com



### **ENTRANCE HALL**

Accessed via a solid door and leading to a spacious hall way with stairs rising to the first floor. There is a cupboard which houses the meters and the alarm system.

### **INNER HALLWAY**

Another spacious hall way provides access to the Kitchen and the Kitchen/Surgery. There is a useful storage cupboard and a door that leads down a staircase to the cellar.

### **KITCHEN/FORMER SURGERY**

13' 1" x 10' 5" (3.99m x 3.18m) A Spacious room which was previously used as a Veterinary Surgery, a range of white wall and base units remain with a stainless steel sink. If converted to residential accommodation this room would lend itself to becoming a well-proportioned living room.

### **KITCHEN**

8' 5" x 10' 3" (2.57m x 3.12m) The kitchen to the rear of the property has a range of white wall and base units with a neutral work surface and an inset stainless steel sink. There is a window looking towards the rear yard.

### **STORE ROOM/STUDY**

6' 2" x 10' 0" (1.88m x 3.05m) A versatile room which dependent

on the desired usage of the property would make a fantastic snug/study or a generous storage room. There is a window to the side and neutrally decorated walls.

### **WAITING ROOM/LIVING AREA**

11' 7" x 10' 10" (3.53m x 3.3m) A well proportioned room with a feature bay window. The floor covering is a thick commercial vinyl and the wall colours are neutral. There is doors leading to the hallway, kitchen and store/utility room as well as access via a porch to the outside.

### **KITCHEN**

7' 8" x 9' 6" (2.34m x 2.9m) Similar in style to the other kitchens. This room features white base units with a stainless steel sink. There is a window to the side and a vinyl floor covering. A useful sliding door leads to the utility room.

### **UTILITY ROOM/STORE**

7' 3" x 4' 2" (2.21m x 1.27m) A functional room with work top already inset. This space could serve as a useful utility area should the new owner wish to keep the kitchen in its current location.

### **FIRST FLOOR**

#### **LANDING**

An extra wide carpeted landing with stairs rising from the ground

floor and a window fills the space with light. The landing provides access to two very large bedrooms and a well-proportioned bathroom.

### **BEDROOM 1**

16' 4" x 15' 10" (4.98m x 4.83m) A vast bedroom which will easily house a double bedroom and ample bedroom furniture. This room has two windows and a carpeted floor covering. Behind a door there is a laddered staircase leading to an attic room.

### **BEDROOM 2**

12' 9" x 9' 7" (3.89m x 2.92m) Another oversized double bedroom which will easily house bedroom furniture. There is a window to the side and a carpeted floor covering

### **BATHROOM**

12' 9" x 8' 5" (3.89m x 2.57m) A Well-proportioned bathroom currently fitted with a white suite comprising a close coupled WC, pedestal wash basin and a bath tub with tiled splash back surround. There is a useful storage cupboard housing the water cylinder and there is a window to the rear.

### **CELLAR**

11' 5" x 14' 7" (3.48m x 4.44m) A useful dry storage cellar which has recently undergone improvement by the current owners. The room can be accessed via the inner hallway where a stone staircase leads down to the cellar.

## ATTIC ROOM

Benefiting from woollen insulation on the underside of the roof, this well-proportioned room has a window in the gable and wooden beams lying at a low level indicated by a dotted line on our floor plan.

## OUTSIDE

To the rear there is a yard which is enclosed by a brick wall boundary. There is a useful storage building and a gate to the rear for pedestrian usage. The ground is currently laid with concrete although depending on the desired usage of this property the outside space could be utilised differently as a domestic garden.

## SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

## VIEWINGS

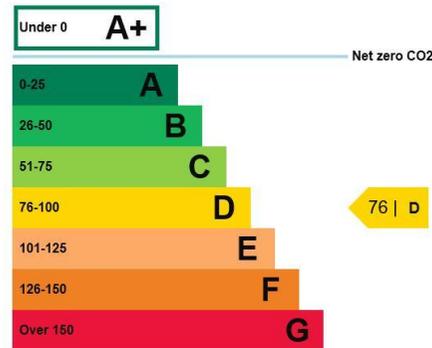
Viewings are strictly by appointment. Please contact the agent on 01609 773004.

## AGENT'S NOTES

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Total Area: 173.5 m<sup>2</sup> ... 1867 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

**Hexham**  
Priestpopple, Hexham,  
Northumberland, NE46 1PS  
T: 01434 608980 / 609000  
hexham@youngs-rps.com

**Newcastle**  
23 Grey Street,  
Newcastle, NE1 6EE  
T: 0191 2610300  
newcastle@youngs-rps.com

**Alnwick**  
31-33 Bondgate Within,  
Alnwick, NE66 1SX  
T: 01665 606800  
alnwick@youngs-rps.com

**Sedgefield**  
50 Front Street, Sedgefield,  
Co. Durham, TS21 2AQ  
T: 01740 622100 / 617377  
sedgefield@youngs-rps.com

**Northallerton**  
80-81 High Street, Northallerton,  
North Yorkshire, DL7 8EG  
T: 01609 773004 / 781234  
northallerton@youngs-rps.com

**Dumfries**  
Lochar House, Heathhall,  
Dumfries DG1 3NU  
T: 01387 402277  
dumfries@youngs-rps.com