

## Access Statement for: Garden House, Bed & Breakfast 1, Park Street, Masham, North Yorkshire

### Introduction

Our House is not suitable for severely disabled guests.  
The Three guest rooms are all upstairs and accessible by two sets of seven stairs with landing in between. A fixed handrail is provided for both stairs.

### Pre- Arrival

Local Transport is available from all Main towns, i.e: Northallerton, Ripon & Bedale.

Taxis are available from Northallerton & Thirsk train stations.

Our local taxi number can be provided if required.

Our website address is: [www.gardenhousemasham.co.uk](http://www.gardenhousemasham.co.uk)

You can contact us via phone: 01765 689989

Or email: [suefurbymasham@gmail.com](mailto:suefurbymasham@gmail.com)

### Arrival and Car Parking Facilities

We are on the main street going through the village.

On arrival to the property our entrance is on the left, next to the Newsagents. There is a small step into the Front Door.

Cars can drive up the side of the house into a large yard with parking for five cars.

The yard is a concrete level surface leading into our rear entrance.

We can assist guests with luggage.

Cycles and Motorbikes can be housed in a large secure garage in the locked yard with security light.

## Main Entrance & Reception

The front door has two small steps 2 inches and 2 inches deep.  
On entry into our home there is a hallway 47 inches wide and 17 foot long.

There is seating provided in the hallway.  
The floor is carpeted.

## Public Area - General (Internal)

Coming through the front door, there is a resident's lounge and further down the passageway on the right is the breakfast room. All are carpeted and level.

## Guest's bedrooms upstairs

At the top of the stairs on the same level are our three guest bedrooms, all the rooms are en-suite. All are fully carpeted.  
En-suites are tiled.

## Laundry

Will be available on request.

## Outdoor Facilities

Sharing the outside space is a small garden with two small steps of 5 inches and 3 inches onto a level lawn.  
Seats and a table are there for your convenience.

## Bedrooms

Room 1 Doorway entrance is 35 inches wide  
En-suite Doorway is 27 inches wide.  
At least 36 inches access around the bed.  
A walk in shower with handrail is provided

Room 2 Doorway is 32 inches wide  
En-suite door is 27 inches wide  
At least 22 inches access around the bed.

Room 3 Doorway is 35 inches wide  
En-suite door is 24 inches wide  
This room has a double and a single room with at least  
22 inches access round both the beds.

The beds are a standard 24 inches high, except for No. 1 bedroom  
the bed there is 30 inches high.

All rooms have an easy chair and fans are situated in each room  
during the hot weather.

All rooms have tea and coffee facilities situated on the dressing  
tables.

## Additional Information

Pets are allowed with prior arrangement and are allowed in the guest's bedroom.

We have wireless connection and code can be obtained from Sue or George.

The front and back door are to be used in case of evacuation.

We will alert residents and escort guests to a safe area.

We are a no smoking establishment, and ashtray is available for anybody wanting to smoke in the garden.

A non-refundable deposit of £30.00 per room is required to confirm a booking. If the booking is cancelled within seven days of your scheduled arrival and we are unable to re-let your room, you could be liable for a cancellation charge up to the full cost of your accommodation.

## Contact Information.

Address: Garden House, 1, Park Street, Masham, North Yorkshire, HG4 4HN.

Telephone: 01765 689989

E.mail: [suefurbymasham@gmail.com](mailto:suefurbymasham@gmail.com)

Website: [www.gardenhousemasham.co.uk](http://www.gardenhousemasham.co.uk)

Hours of operation: Arrivals by prior arrangement we are very flexible.

Departure by 10am unless a different time requested.

Luggage and car can be left for a few hours if required and arranged with Sue or George.