

# 3 Bridge Apartments

Wellgarth Court, Crosshills, Masham, HG4 4EN



A good-sized 1 bed flat situated on the first floor of this sought-after apartment block on the edge of the charming market town of Masham with private parking/garage.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles, Northallerton Train Station 14 miles.

**GUIDE PRICE**  
**£159,950**





3 Bridge Apartment is a one bedroomed, first floor flat situated in this quiet street on the edge of Masham. The flat has its own entrance door with a hallway, sitting room, a fully fitted kitchen and a double bedroom with built in wardrobes and a family bathroom. The flat is sold in very good order. The kitchen is fully fitted with range of base and eye level units, worksurface incorporating round stainless sink unit with mixer tap, a 4-ring electric hob, electric oven below, microwave, washing machine and fridge. The sitting room has an oak floor and a corner electric "Log burner". The bedroom is a good size with excellent built-in wardrobes. The bathroom has a panel enclosed bath with a shower over, shower curtain and a wash hand basin set in a vanity unit with mirror and heated towel rail above and low level WC. There is a very useful open plan underground garage available.

The property has currently been used as a holiday cottage by the owner but it could be a great investment/holiday home/let or a super start on the property ladder.

Service charge/ground rent is approximately £50 a month. Lease is a new 999 years lease and you also have a share in the freehold.

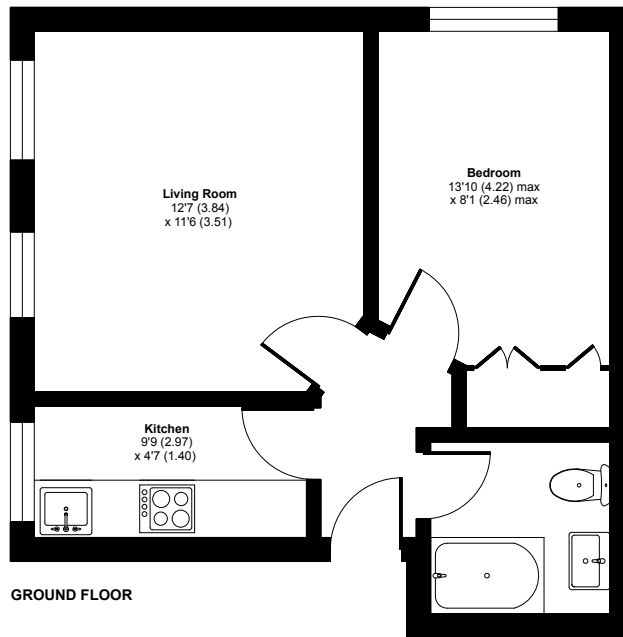
### Location

3 Bridge Apartment is situated in a quiet backwater of Masham close to the Market Square. The Market town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an excellent Doctors surgery! There is a range of excellent senior schools in the local area both private and public with bus services to most. 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. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. The countryside around Masham offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.



## FLOORPLANS

### Ground Floor





### Services

Mains water, electricity and drainage.

### Energy Performance

Full certificate available on request.

### Council Tax

Council tax is payable to Harrogate District Council.

### Tenure and Possession

The property is offered for sale with a share of the freehold and with vacant possession upon completion.

### Directions

On entering the town of Masham carry on up the hill and turn right into Gun Bank. Wellgarth Court/Bridge Apartments will be found on the right after about 50 meters.

### Viewing

Strictly by prior appointment through **Giles Edwards Yorkshire Property Ltd**, Tel: **01765 688 353**.

### Important Notice

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3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

### Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.