

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**6 Wellgarth Court, Crosshills, Masham, Ripon, North Yorkshire, HG4 4EN**

**Offers In The Region Of £185,000**

Property Images



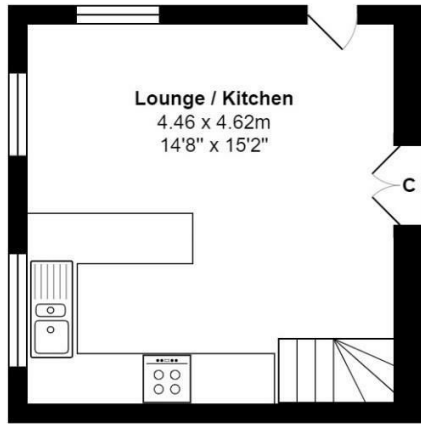
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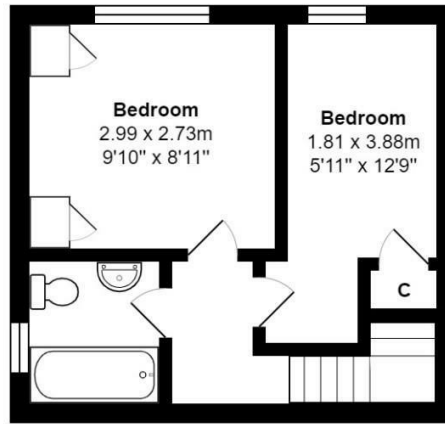
## Property Images



## Floorplan



Ground Floor



First Floor

Total Area: 44.5 m<sup>2</sup> ... 479 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Welcome to Well Garth Court, a charming two-bedroom cottage located in the picturesque town of Masham, Ripon. This delightful property boasts a cosy open-plan kitchen and living area, perfect for relaxing or entertaining guests.

Situated on the grounds of the Well Garth Court development, this cottage offers a unique and characterful living experience, with one reception room adjoining the fitted kitchen, two bedrooms, and outside space to enjoy your morning coffee, this property provides a comfortable and inviting atmosphere for residents.

Conveniently located within easy walking distance of the town centre, residents can enjoy all that Masham has to offer, from quaint shops to cosy pubs. Additionally, the parking space for one vehicle ensures that you'll never have to worry about finding a place. The property comes complete with central heating and double glazing.

Whether you're looking for an ideal holiday let to escape the hustle and bustle of city life or searching for your first home, this cottage is the perfect choice. Don't miss out on the opportunity to own a piece of this charming town and make this property your own.

LEASE 999 YEARS  
£150 GROUND RENT PA  
£55.12 PER MONTH SERVICE CHARGE

## Features

• CONVERTED TWO BEDROOMS COTTAGE • FORMS PART OF THE WELLGARTH BREWERY DEVELOPMENT • OPEN PLAN KITCHEN LIVING ROOM • FITTED MODERN BATHROOM • OUTSIDE SPACE TO ENJOY A GLASS OF BUBBLES • PARKING FOR ONE CAR • CENTRALLY HEATED • DOUBLE GLAZED • EASY WALK IN TO THE TOWN CENTRE