



## ‘Wavelength Cottage’, Melsonby Offers in the Region of £269,950

In a very private position, close to the centre of this highly regarded village, ‘Wavelength Cottage’ is a beautifully presented cottage which is finished to the highest of standards, providing well planned living spaces that will appeal to a variety of buyers. The layout comprises a living room, a fantastic conservatory, a quality dining kitchen, a double bedroom and a shower room. The triple garage offers great scope to provide additional living spaces. Externally there is a lovely patio garden and driveway parking. An early inspection is strongly advised to appreciate the quality of the property on offer.

21 Market Place, Richmond, North Yorkshire, DL10 4QG



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## **Dining Kitchen:**

5.41m x 3.63m

The most impressive kitchen is fitted with a generous range of quality wall and base units with soft close fittings and complementing countertops. Integrated into the units are a Neff oven and microwave, a Neff hob with an extractor over, a fridge freezer and a dishwasher.



There is a breakfast bar, a radiator and a upvc double glazed window to the rear of the property.



The dining area has a lovely aspect overlooking the garden and provides ample space for a table. A door opens out to the West facing patio.



## **Living Room:**

5.49m x 3.89m

A lovely space centred around a log burning stove. There is an aerial point for a wall mounted television and a pair of upvc doors that open into the conservatory.



## **Conservatory:**

5.49m x 4.73m

A fantastic space, flooded with natural light, creating an ideal space for relaxing.



There is a feature stone wall, a tiled floor and a radiator.



**Bedroom:**

3.99m x 3.74m

A double bedroom with fitted wardrobes, a radiator, a TV point and a upvc double glazed window.



**Shower Room:**

Fitted with a shower enclosure with an electric shower, a WC and a wash hand basin set on a vanity unit. There is a heated towel rail and an airing cupboard housing the boiler.



**Utility:**

With plumbing for a washing machine, a sink and useful storage units.

**Triple Garage:**

7.80m x 5.19m

Having a double electric door and a single up and over door. There is power and light, and a range of work benches. The garage offers excellent scope to increase the living areas to create additional bedrooms subject to relevant consents.

**External**

The cottage sits in a very private position behind a walled patio garden and a driveway providing off street parking. The patio garden is West facing and enjoys the afternoon and evening sun.



**Additional Information**

The postcode is DL10 5NF and the Council Tax Band is A.

The property has the benefit of oil fired central heating, with the boiler located in the shower room.



**Wavelength Cottage East Road, Melsonby, DL10 5NF**



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.