



15 Glebe Court, Melsonby

Offers in the Region of £295,000

Forming part of a quiet cul de sac development close to the centre of this highly regarded and conveniently positioned village, this very well presented stone built property provides well planned living spaces that will appeal to a range of buyers. To the ground floor there is a dual aspect living room, a generous dining kitchen, a playroom and a utility room. The first floor features three bedrooms, the master being ensuite, and a family bathroom. Externally there is driveway parking and a South facing rear garden. Being offered CHAIN FREE, an early inspection is strongly recommended!

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

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Entrance Hallway:

Accessed through a part glazed composite door, the hallway has a radiator, a useful storage cupboard and wood flooring, which runs throughout the ground floor.

Cloakroom:

With a WC, a wash hand basin, a radiator and a window.

Living Room:

4.88m x 3.97m max

A lovely, dual aspect living room having a window to the front and a pair of French doors that open out to the South facing garden.



There is a TV point and two radiators.



Dining Kitchen:

4.86m x 2.62m

With ample space for family dining, the kitchen is fitted with a range of cream wall and base units with complimenting countertops.



Integrated into the units are an electric hob and oven with an extractor over. There is plumbing for a dishwasher, space for a fridge freezer and windows to the front and rear of the property.



Playroom:

3.13m x 2.50m

A great additional room which is perfect as a playroom, snug or home office. There is a modern styled radiator and a door that opens out to the South facing garden.



Utility:

2.34m x 1.70m

With a range of fitted storage units and having a sink, plumbing for a washing machine and space for an undercounter freezer and tumble drier. A door gives access to the driveway.

First Floor Landing:

With a radiator, two velux roof windows and two useful storage cupboards.

Bedroom 1:

4.89m x 2.87m

A generous double bedroom with fitted wardrobes, a TV point, a radiator and a window to the front of the property.



Ensuite:

Having a WC, a wash hand basin and a shower enclosure with a Mira electric shower. There is a radiator and a window.

Bedroom 2:

4.86m x 2.68m

A double bedroom with a radiator and a window to the front of the property.

Bedroom 3:

2.59m x 2.55m

With a built in storage cupboard, a radiator and a window to the front of the property.

Bathroom:

2.04m x 1.71m

Fitted with a white suite that comprises a bath with a shower attachment over, a WC and a wash hand basin.



External

The property sits in a quiet corner position behind a lawned garden and a driveway providing off street parking. A gated path to the side leads to the rear garden.

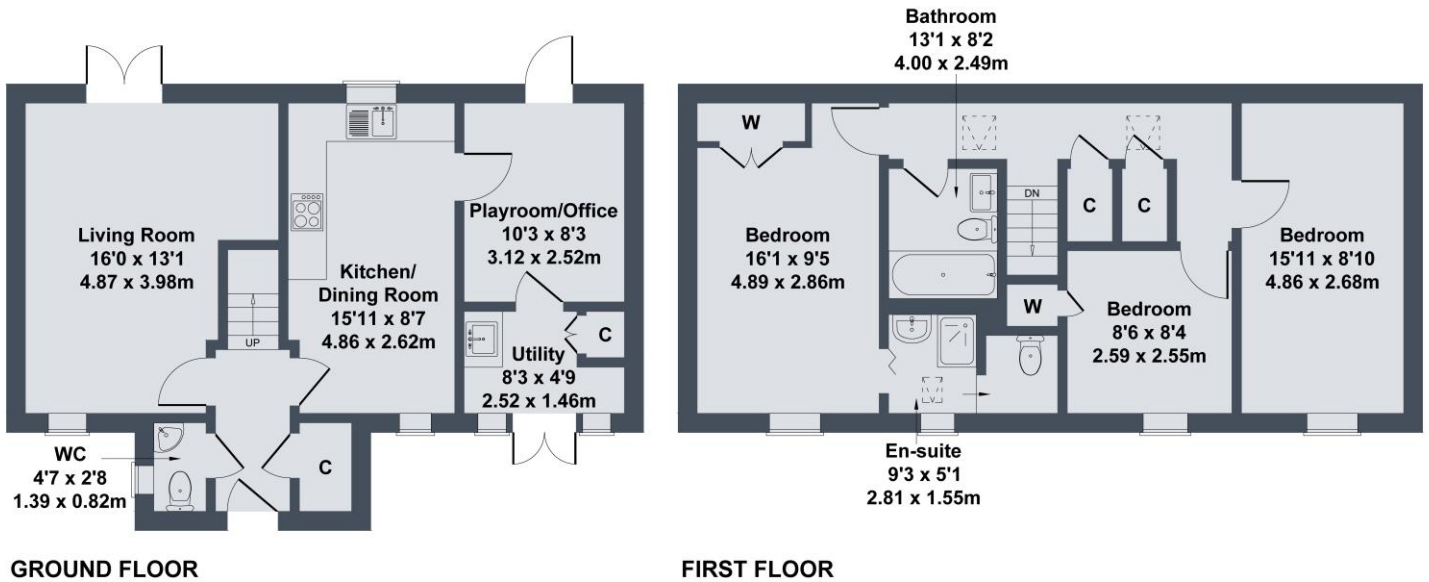
The South facing rear garden enjoys the sun throughout the day and makes the perfect space for relaxing. The garden is mainly lawned with planted borders and has a paved patio area, space for a greenhouse, two timber sheds and a small playhouse.



Additional Information

The postcode is DL10 5NU and the Council Tax Band is E. The oil fired central heating boiler is

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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.