



## 7 St James Close, Melsonby

### Offers in the Region of £210,000

Forming part of a quiet cul de sac, centrally positioned in this highly regarded and conveniently positioned village, this three bedroomed double fronted property provides well planned living spaces that will appeal to the a range of buyers. To the ground floor there is a dual aspect living room with a log burning stove, a dining kitchen and a utility room, with the first floor having three bedrooms and a modern bathroom. Externally there is driveway parking and garden to the front and rear. An early inspection is strongly advised!

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

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## **Entrance Hallway:**

Accessed through a useful lobby providing the ideal space for outdoorwear, the hallway has a radiator and stairs to the first floor.

## **Living Room:**

A dual aspect, light filled living room having a upvc double glazed window to the front and a pair of upvc double glazed patio doors out to the garden.



There is a TV point, a radiator and a feature fireplace with a log burning stove and brick detailing.



## **Dining Kitchen:**

With ample space for family dining, the kitchen is fitted with a range of 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, a large understairs storage cupboard and upvc double glazed windows to the front and rear of the property.



## **Utility:**

With plumbing for a washing machine, storage units, a radiator and a upvc double glazed window. A upvc double glazed door gives access to the rear of the property.

## **First Floor Landing:**

With loft access, a radiator, an airing cupboard and a upvc double glazed window.

**Bedroom:**

A double bedroom with a radiator, a built in wardrobe and a upvc double glazed window.



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With a radiator, a built in wardrobe and a upvc double glazed window.



**Bathroom:**

Fitted with a modern white suite that comprises a bath with a Mira electric shower, a WC and a wash hand basin.

There is a heated towel rail and two upvc double glazed windows.



**External**

The property sits back from the road behind a mature hedge and a lawned garden affording a good level of privacy. To the side is a driveway providing off street parking. A gated path leads to the rear garden.



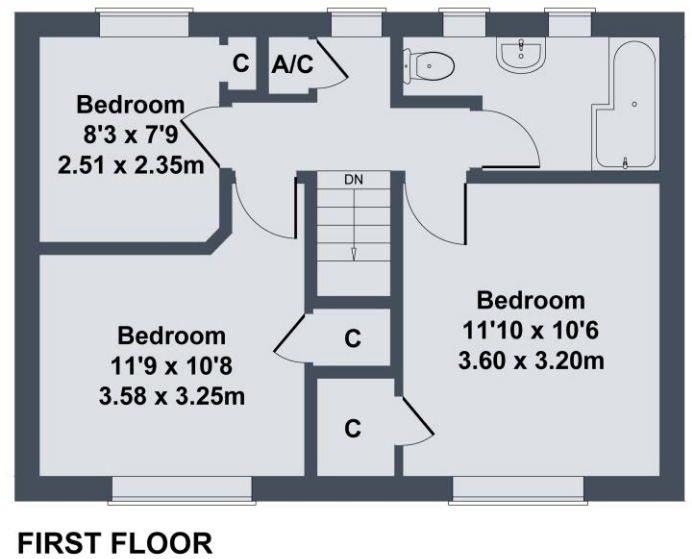
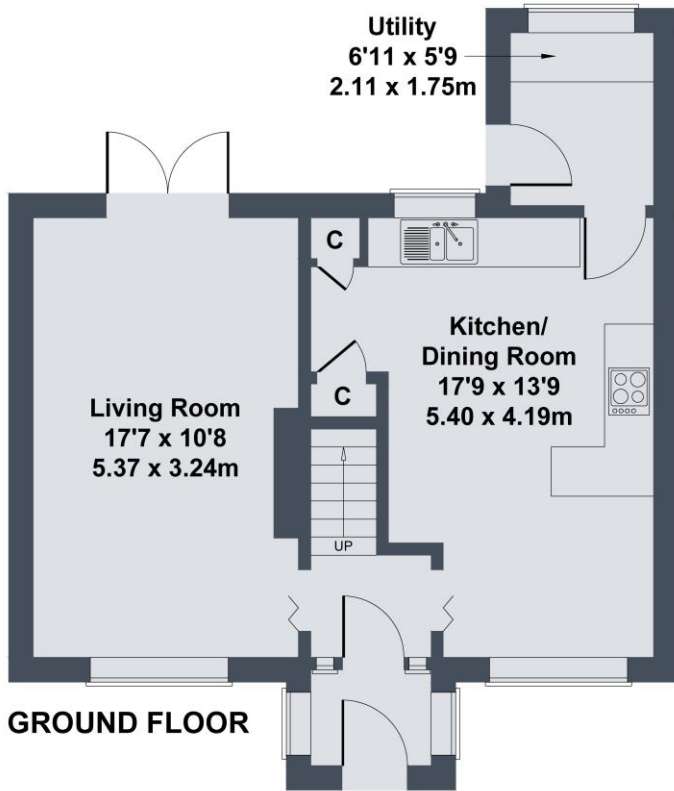
The rear garden is mainly lawned and has a decked seating area and a timber shed.



**Additional Information.**

The postcode is DL10 5PQ and the Council Tax Band is B.

**7 St James' Close**



**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.

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