



7 Moor Road, Melsonby

Offers in the region of £174,950

Centrally located in this highly regarded and conveniently positioned village, this most impressive period cottage dates from the 1850s and has undergone a program of refurbishment, resulting in a beautifully presented property which is finished to the highest of standards. To the ground floor there is a living room and a dining kitchen, with the first floor having two double bedrooms and a well appointed bathroom. Externally there is a patio garden. Being offered to the market CHAIN FREE, an early inspection is strongly advised!

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Entrance Lobby:

Accessed via a part glazed upvc door, the lobby has a radiator and stairs to the first floor with timber panelling.

Living Room:

3.88m x 3.65m

A lovely room giving a real character feel. There is timber wall panelling, fitted shelving, a TV point, a radiator and a fireplace which houses an electric stove.



The upvc double glazed window looks to the front of the property.



Dining Kitchen:

4.61m x 2.91m

With ample space for a table, the kitchen is fitted with a range of modern wall and base units and generous bench seating.



There is an electric cooker with an extractor over, a fridge freezer, a dishwasher and a washing machine.



There is a upvc double glazed window and a stable style door that opens out to the patio garden.



First Floor Landing

With loft access.

Bedroom 1:

3.57m x 3.72m

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



Bedroom 2:

2.94m x 2.89m

With a radiator, an airing cupboard and a upvc double glazed window to the rear of the property.



Bathroom:

1.91m x 1.67m

Fitted with a modern white suite which comprises a panelled bath with a shower over, a WC and a wash hand basin. There is a heated towel rail, an extractor fan and a upvc double glazed window.



External

To the front the property has a small forecourt and to the rear is an enclosed patio making a space for relaxing.



Additional Information

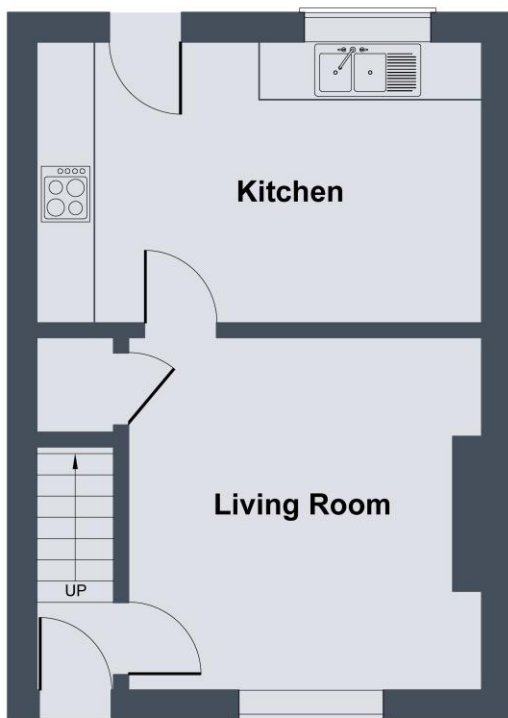
The postcode is DL10 5PA and the Council Tax Band B.

The property has an electric central heating system with a single rate / low rate tariff under a "Home Energy Capped August 2018" scheme.

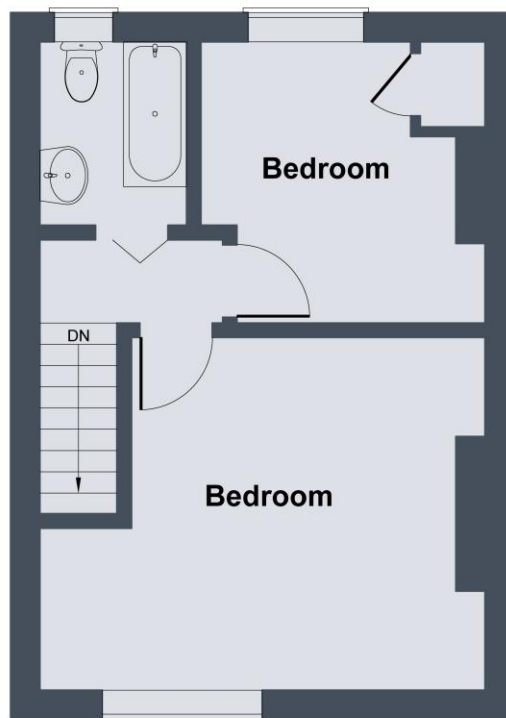
Melsonby is a well appointed Village, with great access to the A66, west and east, and also the A1 north and South. There is a main line east coast rail service that operates from Darlington Station, and also Northallerton.

Melsonby benefits from a Village primary school, a Village Church and a Pub. It is in the main catchment area for all the Richmond Schools. The main towns of Richmond and Barnard Castle are an approximate 10-15 minute drive to both towns.

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GROUND FLOOR



FIRST FLOOR

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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