



56 Moor Road, Melsonby

Offers in the Region of £210,000

Located in this very popular and conveniently positioned village, this three bed roomed semi detached property provides well planned living spaces which are complimented with driveway parking and a West facing garden. To the ground floor there is a living room with a log burning stove, a dining room and a kitchen, with the first floor having three bedrooms and a bathroom. Externally there is driveway parking and a West facing garden that provides a blank canvas. An early inspection is strongly advised!

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Entrance Hallway:

Accessed via a part glazed upvc door, the hallway has a tiled floor, a upvc double glazed window and useful under stairs storage.

Living Room:

A lovely room having a west facing aspect overlooking the rear garden.



There are two radiators, a TV point and a feature fireplace housing a log bunting stove.



Dining Room:

With ample space for family dining, and having a radiator, a built in storage cupboard and a upvc double glazed window.



Kitchen:

Fitted with a range of cream coloured wall and base units with complimenting countertops.



There is an electric cooker with an extractor over, plumbing for a washing machine, space for a fridge freezer, a radiator, a upvc double glazed window and a door to the garden.



First Floor Landing:

With a upvc double glazed window, a radiator, an airing cupboard and loft access via drop down ladders.

Bedroom 1:

A double bedroom with a radiator and a upvc double glazed window.



Bedroom 2:

A double bedroom with a radiator and a upvc double glazed window.



Bedroom 3:

With a radiator and a upvc double glazed window.



Bathroom:

Fitted with a white suite that comprises a bath with an electric shower over, a WC and a wash hand basin. There is a radiator and two upvc double glazed windows.



External

The property sits back from the road behind a low stone wall and a low maintenance garden with gravelled driveway. A gated path leads to the rear garden.

The West facing rear garden offers a blank canvas. It enjoys the afternoon and evening sun and has a seating area.



Additional Information

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

The Worcester oil fired boiler was fitted three years ago and is located in the kitchen.



Floorplan.

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.