



## 2 THE GREEN

MELSONBY RICHMOND, NORTH YORKSHIRE, DL10 5NE

Barn conversion occupying a lovely central position in Melsonby with lovely views over the village green with parking. The property is served by under floor central heating and briefly comprises: living room, fitted dining kitchen with appliances, ground floor cloaks/wc, two double bedrooms and bathroom/wc. Would be ideal for a first time buyer, a holiday home or lock up and leave.

- Barn conversion
- Overlooking the green
- Two double bedrooms
- Living room
- Dining kitchen with appliances
- Ground Floor Cloaks/wc
- Underfloor heating
- Parking
- EPC (EER) C77



Guide price **£145,000**

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S

## 2 THE GREEN

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### SITUATIONS AND AMENITIES

This property is situated overlooking the green in the popular village of Melsonby which lies in an extremely attractive rural area. The village itself has a primary school, public house, church and village hall. There are a number of well regarded state and private sector schools in the area: in Richmond, Barnard Castle, Darlington and Yarm. The popular market town of Richmond is approx 5 miles away; with its shops, restaurants, cinema, swimming pool and Georgian theatre. Darlington, which is approx 8 miles away is on the East Coast Main Line, Teeside Airport is approx 13 miles and Newcastle upon Tyne approx 40 miles. The A1(M) and A66 are easily accessible and approx 1 mile away. All of which makes Melsonby an ideal base for a buyer who desires a country setting with good communications links.

### LIVING ROOM 3.34 x 4.92 (10'11" x 16'2")

A super room with door opening out onto the cobbled courtyard area, window to the rear elevation, staircase to the first floor with wooden balustrades and opening to the dining kitchen. Spotlights to ceiling and wall lights.



### DINING KITCHEN 3.95 x 2.51 (13'0" x 8'3")

Fitted with a good range of wall and floor cupboard units with a light oak effect frontage and granite effect work surfaces over. Incorporated in the units are an inset single drainer sink unit, illuminated glass fronted display cabinet, freezer, fridge, washing machine, ceramic hob, fan assisted electric oven and extractor hood. Spotlights to ceiling. Space for dining table and chairs. From here there is access to the ground floor wc.



### CLOAKS/WC

With an under stairs storage cupboard off. White suite comprising pedestal wash hand basin and low level wc.

### FIRST FLOOR LANDING

With a window overlooking the courtyard and green. From here there is access to both bedrooms, the bathroom/wc and a useful storage cupboard.

### MASTER BEDROOM 3.06 x 3.31 (10'0" x 10'10")

A good sized room with window to the rear elevation of the property.



### BEDROOM TWO 3.11 x 2.67 (10'2" x 8'9")

A double bedroom with window to the rear elevation.



## **BATHROOM/WC**

With a white suite comprising panel bath with shower over and glass screen, pedestal wash hand basin and low level wc.



## **EXTERNALLY**

The property has a shared cobbled courtyard to the front with lovely views over the green. Allocated Parking space.

## **TENURE**

The property is believed to be freehold with vacant possession upon completion.

## **LOCAL AUTHORITY AND TAX BAND**

The local authority is Richmondshire District Council  
Tel: 01748 829100.

For council tax purposes the property is banded C.

## **SERVICES AND OTHER INFORMATION**

The property is served by oil fired, underfloor heating.

## **VIEWINGS**

Strictly by appointment with the selling agents GSC Grays, Tel: 01748 829217.

## **PARTICULARS**

The particulars were written in August 2016.

The photographs were taken in August 2016.

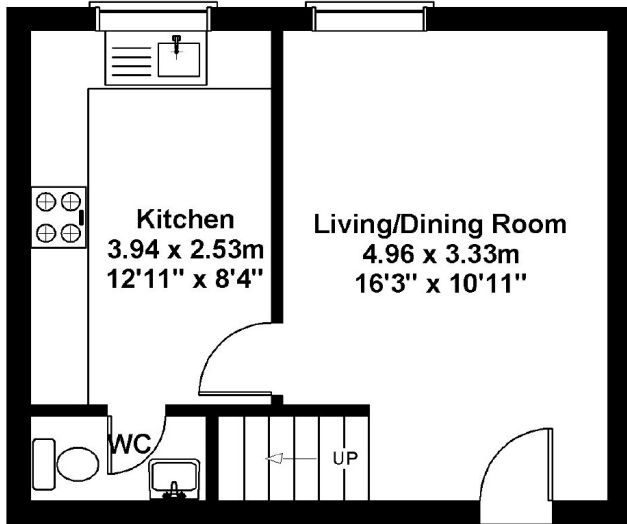




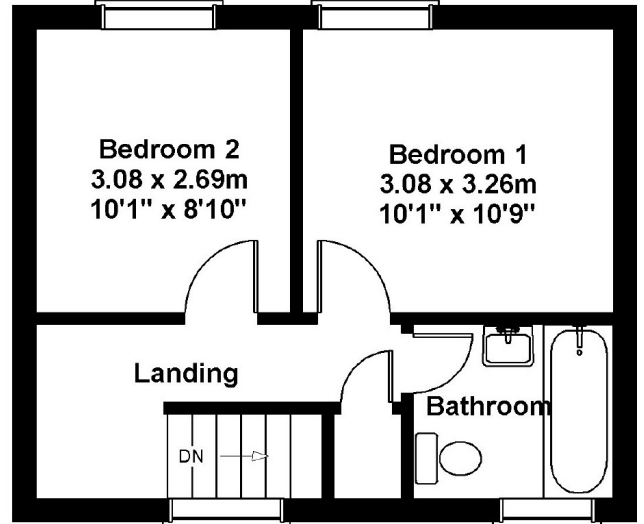
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## 2 The Green, Melsonby



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	77	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	72

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