



country properties
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Moor Road
Melsonby, Richmond, DL10 5PF

Offers in the region of £250,000

NICK & GORDON
CARVER
RESIDENTIAL

*****CHAIN FREE***UPDATING REQUIRED***GARAGE AND DRIVE***TWO DOUBLE BEDROOMS*****Offered for sale with the benefit of no onward chain is this detached, stone built bungalow in the sought after village of Melsonby. Viewing will reveal a porch, large hallway with storage cupboards and loft access and doors to all other rooms. This includes a large living room with patio doors to the rear and double doors to the dining room. The breakfast kitchen has floor and wall mounted units and door to a rear porch. There are two double bedrooms and a house bathroom. Externally there are lawned gardens to the front, gated access to a drive to the rear and a detached garage.





- CHAIN FREE
- TWO DOUBLE BEDROOMS
- FULL UPDATING REQUIRED
- CALOR GAS HEATING
- DRIVE AND GARAGE
- SOUGHT AFTER VILLAGE LOCATION

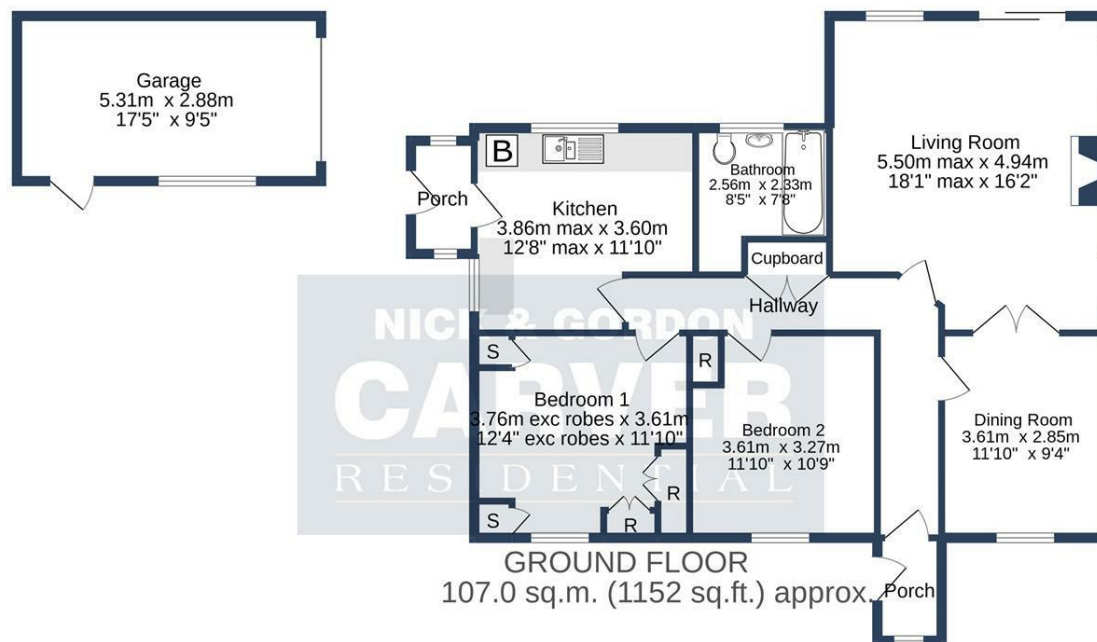
GENERAL INFORMATION

Tenure: Freehold

Services: Calor Gas central heating, mains electric, water and drainage.

Partial Double glazing and some timber single glazing

Local Authority: Richmondshire (Tax Banding D)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

MOOR ROAD, MELSONBY. DL10 5PF.

TOTAL FLOOR AREA: 107.0 sq.m. (1152 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MAB 6202



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