



## 45 West Road, Melsonby

Offers in the Region of £279,950

We are delighted to offer this three bedroomed semi detached stone fronted Cottage, which sits at the heart of the popular and conveniently positioned village of Melsonby. The generous living spaces comprise a living room, a dining kitchen and a rear porch, perfect for kicking off those muddy boots. To the first floor, there are two double bedrooms, a single bedroom and a family bathroom, there is a loft ladder to an attic room. Externally there are gardens to the front and rear of the property, along with a stone outbuilding which makes ideal storage space. There is on street parking to the front of the property.

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



# 45 West Road, Melsonby

We are delighted to offer this three bedroomed semi detached stone fronted Cottage, which sits at the heart of the popular and conveniently positioned village of Melsonby. The generous living spaces comprise a living room, a dining kitchen and a rear porch, perfect for kicking off those muddy boots. To the first floor, there are two double bedrooms, a single bedroom and a family bathroom, there is a loft ladder to an attic room. Externally there are gardens to the front and rear of the property, along with a stone outbuilding which makes ideal storage space. There is on street parking to the front of the property.

## **Entrance Hallway:**

With a feature stone wall and parquet flooring, with stairs leading to the first floor and a door leading to the lounge.

## **Living Room:**

4.6m x 3.0m

Which benefits from a wood burning stove set within a traditional inglenook fireplace, and under stairs cupboard for storage. Featuring traditional windows with an oak window seat, a door leads to the kitchen.



## **Kitchen:**

4.9m x 2.8m

With ample space for a dining table, a range of pine units with plumbing for a washing machine, characterful beamed ceilings, a door to the rear porch and a window overlooking the garden.



## **First Floor Landing:**

With access to the two doubles and single bedroom, family bathroom and a pull down ladder to access the attic space.



## **Bedroom:**

4.6m x 3.0

A double bedroom which is brimming with character, there is a window with panelled reveals, a window seat, beamed ceilings and a radiator.



## **Bedroom:**

2.9m x 2.7m

A double bedroom with built in wardrobes, a window and a radiator.



### **Bedroom:**

3.0m x 2.1m

A single bedroom with a window to the front of the property and a radiator.



### **Bathroom:**

2.1m x 1.9m

With a three piece suite including a toilet, basin and a bath with a mains fed shower over. There is a heated towel radiator and a frosted window.



### **External**

To the front, there is a lawned garden with mature hedges and well planted borders.

Externally the rear garden has an outside hard standing South facing patio area with steps leading to a further, gravelled seating area.



There is a stone outbuilding which could be converted, and the oil tank for the central heating is also located in the rear garden.

### **Additional Information**

The postcode is DL10 5ND and the Council Tax Band is C, the EPC rating is an E.

The Worcester Bosch Heatslave 18/24 Oil fed boiler is located in the kitchen, it is 4 years old, has been serviced each year and is still under warranty.

The property is currently Tenanted with a income of £800 per month.





---

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.