



17 Ladywell Court, Melsonby, Richmond, DL10 5QN
Offers over £250,000



HALL

Oak flooring, down-lighting & staircase to first floor.

WASHROOM/WC

Washbasin & WC, Oak flooring & down-lighting.

KITCHEN 3.12m x 2.92m (10'2" x 9'6")

Re-fitted with a range of soft-close wall & floor units & rotary/carousel units. Worktops & 1 & ½ bowl sink. Integrated Bosch electric oven/grill & Bosch ceramic hob with ergonomic Hoover extractor over, Hotpoint washing machine (& plumbing for dishwasher). Oil boiler, down-lighting & UPVC double glazed sash window to front.

MAIN LIVING ROOM 5.73m x 5.25m max

A superb large room with open fireplace. Useful under-stair storage area with light point. UPVC double glazed door with side screens opening on to the terrace.

FIRST FLOOR LANDING 3.00 x 1.73m (9'10" x 5'8")

An open area with built-in shelved airing cupboard & loft access.

Double BEDROOM 1. 3.80m x 3.22m (12'5" x 10'6")

UPVC double glazed sash window to rear with fine views. Door to:

EN SUITE 2.46m x 1.38m (8'0" x 4'6")

Contemporary suite: with full-width shower cubicle, inset washbasin & inset WC with cupboards. Down-lighting.

Double BEDROOM 2. 3.43m x 3.23m (11'3" x 10'7")

UPVC double glazed sash window to front.

BED 3/OFFICE 2.91m x 2.00m

UPVC double glazed sash window to rear with pleasant views.

BATHROOM 2.70m x 1.92m (8'10" x 6'3")

Panelled bath with mixer-shower, washbasin & WC. Built-in shelved cupboard, tiled sill, down-lighting & UPVC double glazed sash window to front.

OUTSIDE FRONT

Enclosed lawned 'Cottage Garden' with established flower/shrub borders.

REAR

Attractive & well stocked patio garden with stone flagged terrace with low stone wall-bed borders & Clematis. Cold water tap, outside light point & Oil tank. Door to Garage & rear gate to:

PARKING

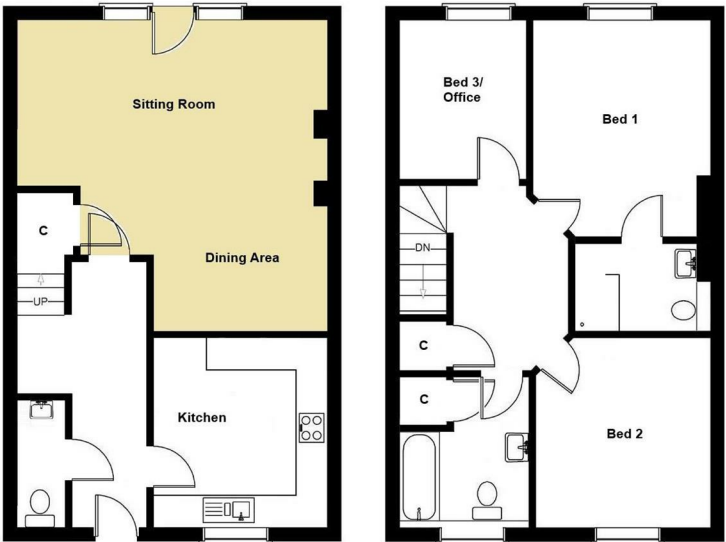
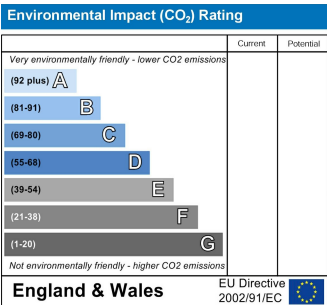
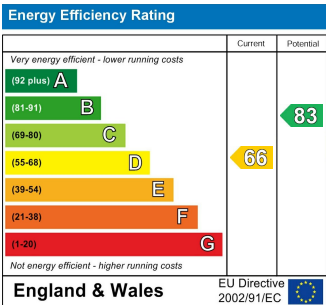
Block paved hard standing area.

GARAGE 5.73m x 2.75m (18'9" x 9'0")

Twin front doors (Currently secured), strip-lighting, power & eaves storage.

NOTES

- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: 66-D
- (4) Mains Electricity, Water & Drainage



NOT TO SCALE