

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers Est 1924



63 MELTON MILL LANE HIGH MELTON DN5 7TE

•A spacious, EXTENDED 3 Bedroomed Semi-detached House with a separate Lounge and a contemporary open plan Kitchen/Dining Area/Living area •Separate Utility Room and Ground Floor Cloakroom (w.c.)• PVCu Double Glazing and LPG heating system •Brick built Garage• Excellent rural location with extensive views over open countryside•



Price Guide: £195,000

ACCOMMODATION

All measurements are approx. only

Ground floor

ENTRANCE LOBBY

LOUNGE (about 4.86m x 3.73m) with brick fireplace recess, bay window and 1 radiator.

OPEN KITCHEN/DINING AND LIVING AREA (about 5.4m x 5.36m) including kitchen section with base cupboards, wall cupboards, 1 ½ bowl sink unit and mixer tap, built-in oven and four ring ceramic hob. 1 radiator, PVCu double glazed French doors.

UTILITY ROOM (about 1.9m x 1.1m) with plumbing for automatic washer, gas central heating boiler (LPG system).

CLOAKROOM with w.c., and wash basin.

First floor

LANDING

FRONT DOUBLE BEDROOM (about 3.96m x 3.66m) with 1 radiator and excellent open rural views.

REAR DOUBLE BEDROOM (about 3.44m x 2.8m) with 1 radiator.

THIRD BEDROOM (about 2.9m x 2.6m) with 1 radiator.

SHOWER ROOM (about 2.14m x 1.84m) with shower cubicle, circular wash basin on stand and w.c. 1 radiator.

OUTSIDE

Front garden and side shared driveway.

Brick built Garage (about 5m x 3m) with renewed roof covering.

Rear garden.

COUNCIL TAX

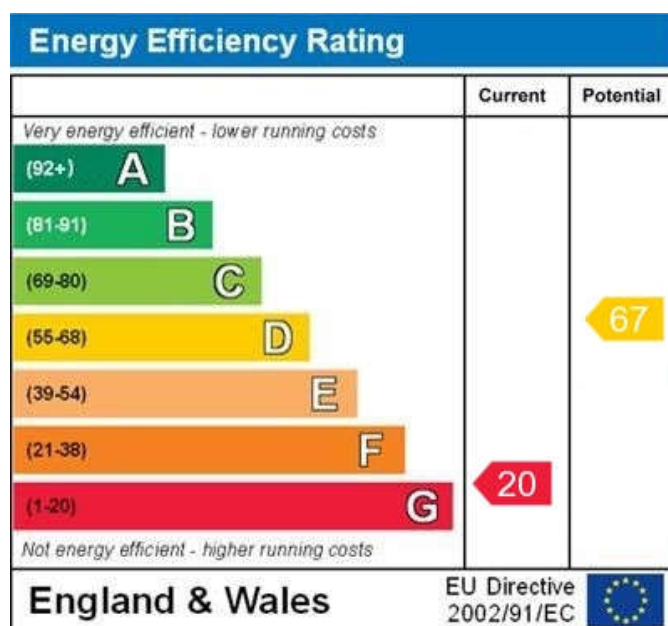
Band A.

VIEWING

Strictly by appointment through Grice and Hunter – Tel. 01302 360141

TENURE

Assumed freehold.

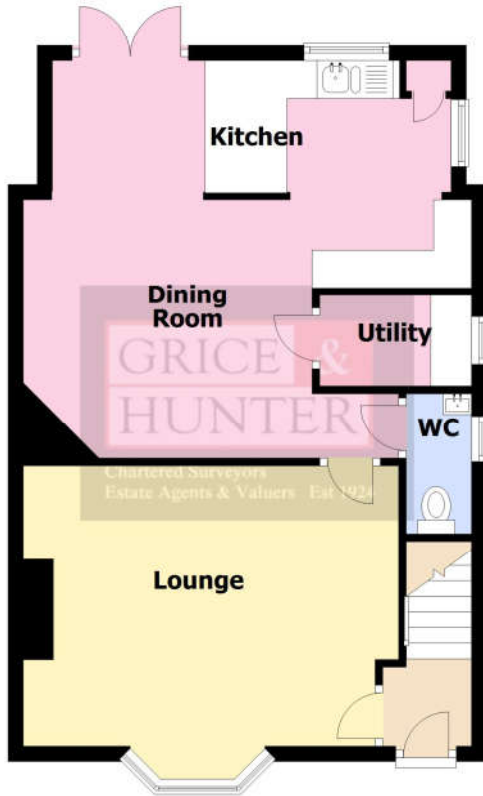


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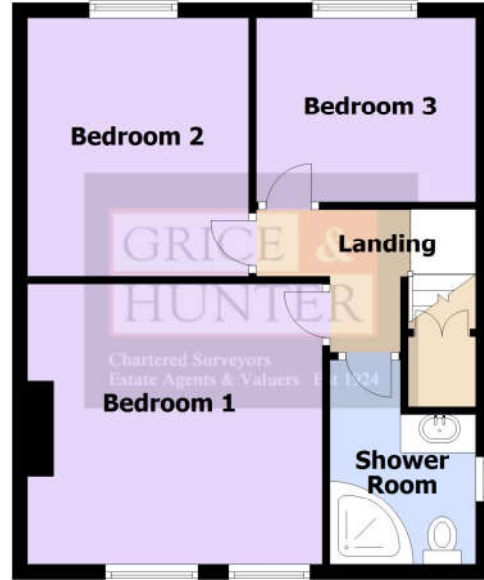
Ground Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 95.2 sq. metres (1024.3 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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