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45 West Road, Melsonby

Offers in the Region of £250,000

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

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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, and under stairs cupboard for storage. There is a door which leads to the kitchen.



Kitchen:
4.9m x 2.8m
With ample space for a dining table and a range of pine units, there is also plumbing for a washing machine and a door to the rear porch.



First Floor Landing:
There is access to the two double and a 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 and a radiator.



Bedroom:
2.9m x 2.7m
A double bedroom with built in wardrobes and a window.



Bedroom:
3.0m x 2.1m
A single bedroom with a window.



Bathroom:
2.1m x 1.9m
With a three piece suite including a toilet, basin and a bath with an electric shower over. There is a heated towel radiator and a frosted window.



External

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

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

There is a stone shed for storage, 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 Worcester Bosch Heatslave 18/24 Oil fed boiler is located in the kitchen, it is 4 years old and has been serviced each year.

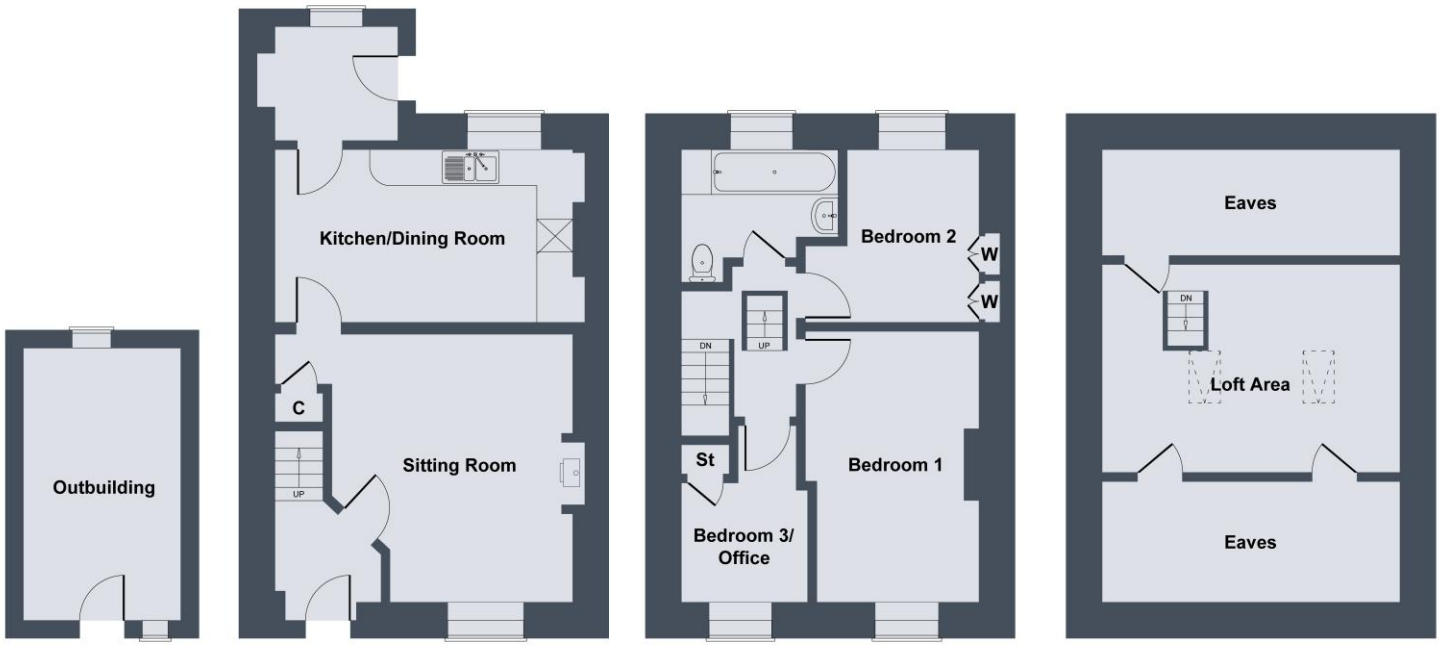
The EPC rating is an E.



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OUTBUILDING GROUND FLOOR FIRST FLOOR SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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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.

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