

Ladywell Court Melsonby Richmond DL10 5QN Offers in the region of £287,500



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Ladywell Court is a welcoming modern terraced cottage located in the charming village of Melsonby. This well presented three-bedroom home combines contemporary living with the enchanting character of a traditional cottage. The property features a Spacious Lounge Diner at the heart of the home featuring an inviting open fire that creates a warm and cozy atmosphere, ideal for relaxing and entertaining whilst the sleek and stylish kitchen is designed with modern living in mind, offering ample counter space and high-quality appliances for all your culinary needs, a practical downstairs W/C adds a touch of convenience for guests and daily living and Double Glazed Sash Windows throughout the property ensure excellent insulation and energy efficiency while maintaining the cottage's timeless appeal.

To the first floor you will find three well-proportioned bedrooms, modern Family Bathroom and En-Suite Shower Room.

Externally, pretty cottage gardens to the front offer a peaceful outdoor retreat to enjoy nature, entertain, or simply unwind, whilst to the rear there is a delightful, private rear courtyard with a distinctively Mediterranean feel which provides access to the detached garage and driveway.

Melsonby is known for its historic charm, and friendly community conveniently located for commuters and families alike. The village has a well-regarded primary school, Melsonby Methodist Primary School, which is known for its small class sizes and personalized attention. The school emphasizes a nurturing environment, encouraging both academic and personal growth. For secondary education, students typically attend Richmond School, located just a short drive away with a strong reputation for academic excellence, diverse extracurricular activities, and robust support systems. Melsonby's location is ideal for those seeking a peaceful village life with easy access to larger towns and cities. The village is just a few miles from the A1(M), providing excellent road connections.











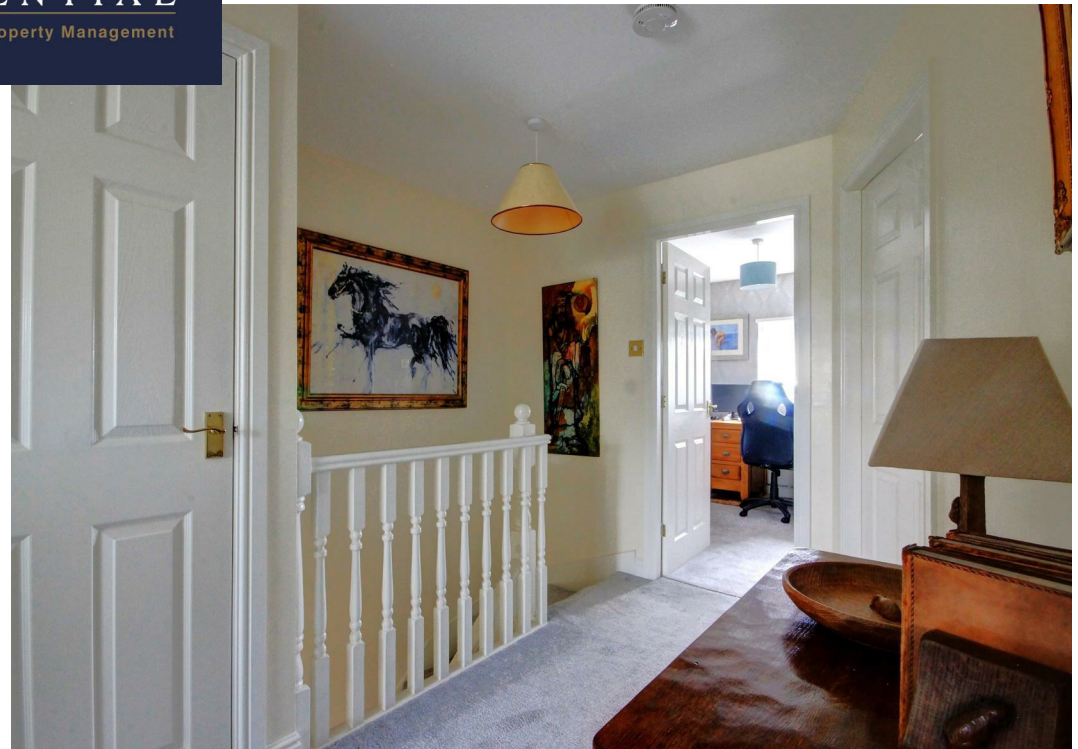
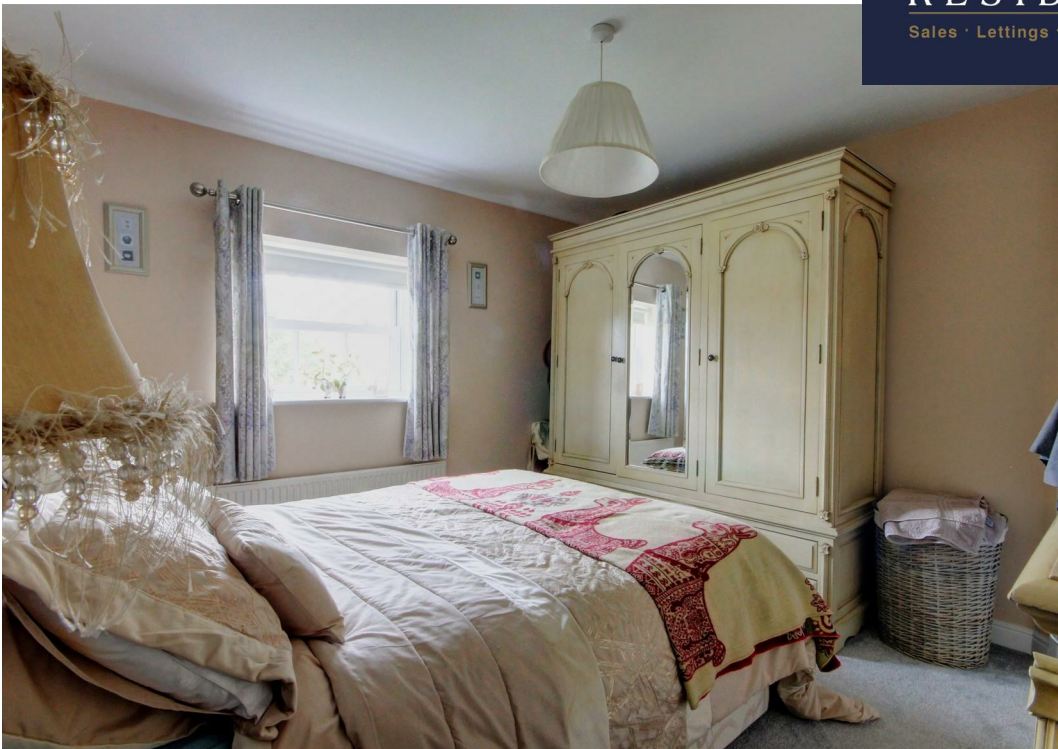
- Garage & parking
- Gardens Front & Rear
- Spacious Lounge Diner
  - Open Fireplace
- Double Glazed Sash Windows
- Bedroom with en-suite
- Motivated seller
- Epc ordered







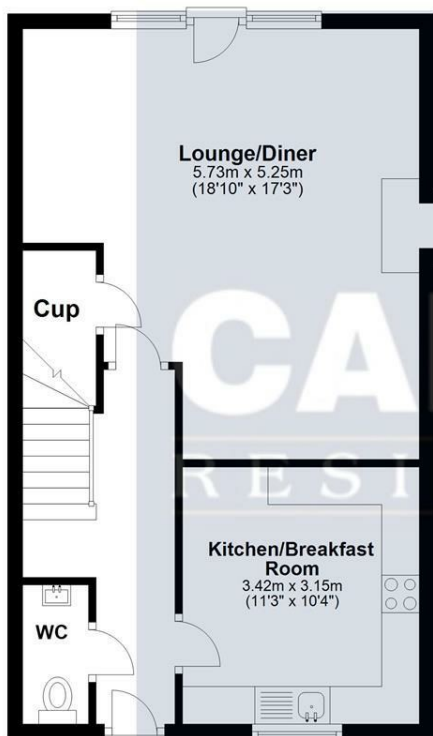
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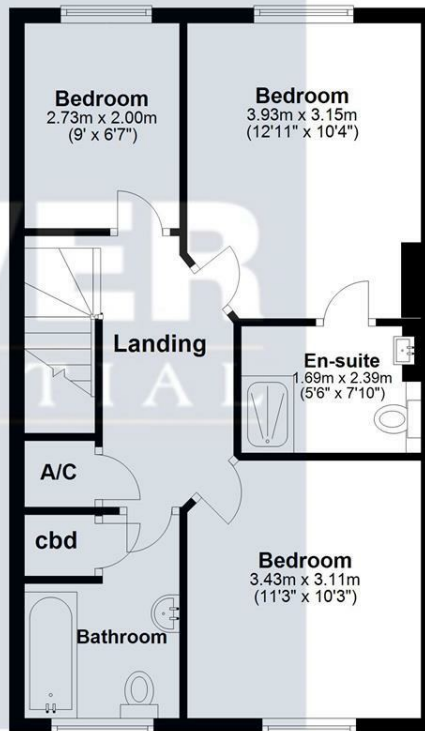
### Ground Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



### First Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



Total area: approx. 97.3 sq. metres (1047.3 sq. feet)

Sketch Plan: Not To Scale, For Illustrative Purposes Only. Created by HJ Cadplan Ltd.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MAB 6202



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