

Gilling Road Richmond DL10 5AW Guide price £300,000



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Set on an elevated plot at the top of the ever-popular Gilling Road, Melody Mount is a charming 1960s detached home offering spacious living and a wonderful outdoor lifestyle. This well-presented three-bedroom property, is clean and tidy but awaiting a new owner who is ready to make it their own.

Inside, the property boasts a generous lounge-diner, perfect for entertaining or relaxing, and a well-equipped kitchen. All three bedrooms are doubles, offering plenty of space and versatility. The family bathroom includes a shower over the bath for added convenience.

The highlight of this home is the generous rear garden, which is a haven for green-fingered enthusiasts. The garden features vegetable beds, fruit trees, and bushes, alongside a greenhouse and a lovely summerhouse for relaxing or working on your hobbies.

Melody Mount is within walking distance of two primary schools, as well as St. Francis Xavier School and Richmond School, making it ideal for families looking for excellent education options.

Being sold with No Onward Chain making it even more attractive.







- No Onward Chain
- Detached
- Popular Location
- Driveway & Garage
- Close to Good Schools
- Rear Garden

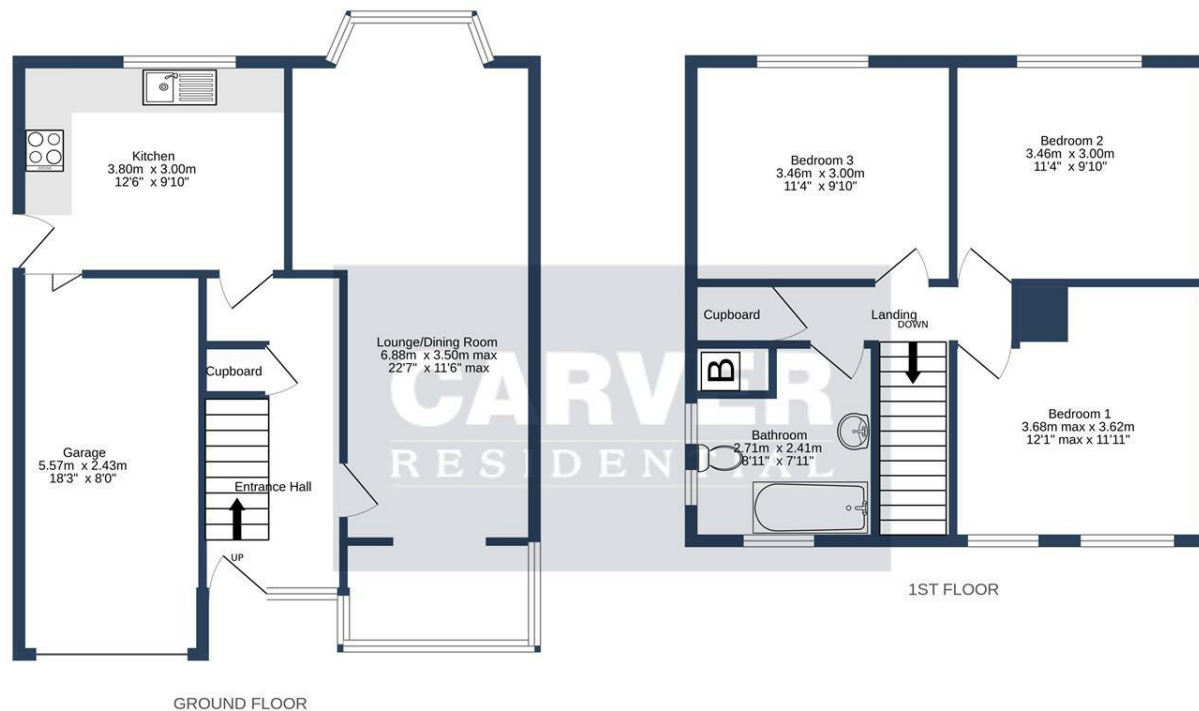
General Remarks
Tenure: Freehold
Services: All mains, Electric Heating
Council Tax: Band E £2811.12





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GILLING ROAD, RICHMOND. DL10 5AW.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		58
(55-68) D		
(39-54) E		
(21-38) F		1-20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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