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The Green  
Melsonby, Richmond, DL10 5NE  
**Offers over £195,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s



Offered CHAIN FREE is this delightful two bedroom semi-detached village home. Located on Melsonby's village green the property sits wonderfully in the middle of a quiet rural location. Modern in build and finish the property consists of a living room, kitchen and ground floor WC with two bedrooms and a bathroom to the first floor. Externally the property holds a paved, private courtyard garden and allocated parking space. Double glazing and under floor heating is present throughout and the property has been meticulously maintained meaning it really is ready to love. EPC rating TBC, Richmondshire District Council tax band C.







- Village Location
- Courtyard Garden
- Ground Floor WC

- Two Bedroom Semi-Detached House
- Oil Central Heating
- Modern Build and Finish

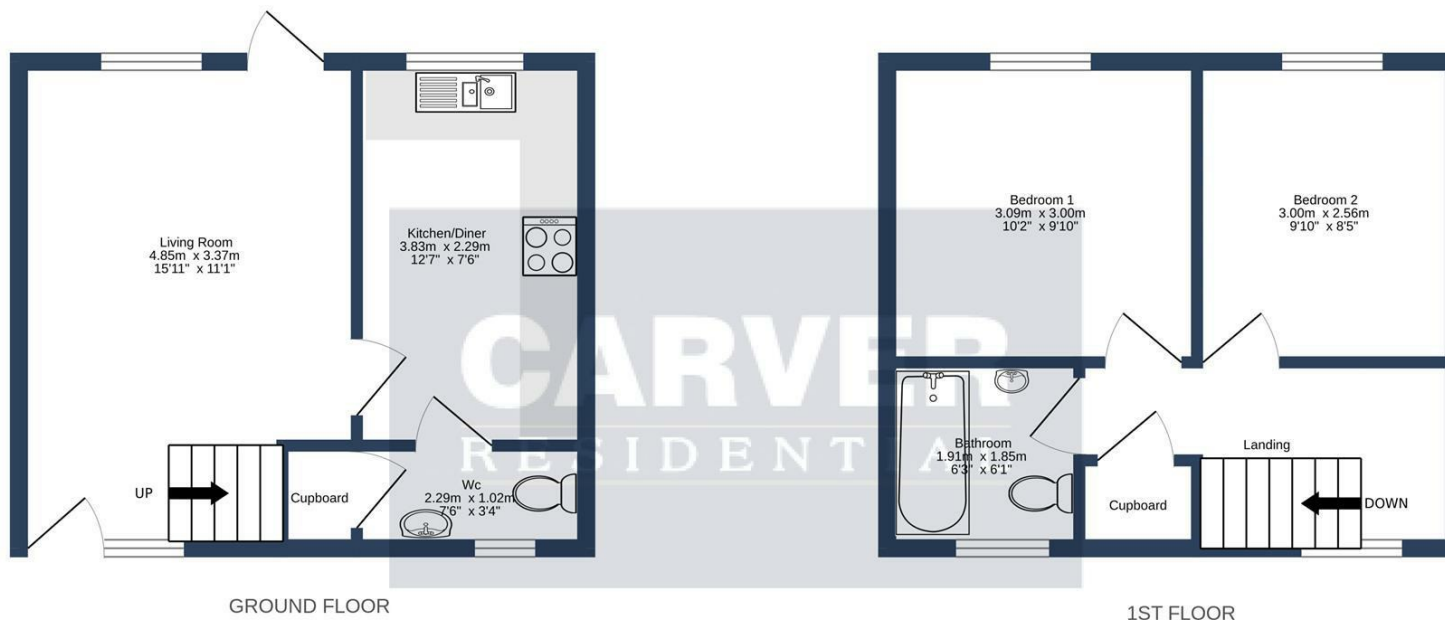
#### GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing

Local Authority: Richmondshire District Council (Tax Banding C)



THE GREEN, MELSONBY. DL10 5NE.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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