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1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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 4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
 6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice

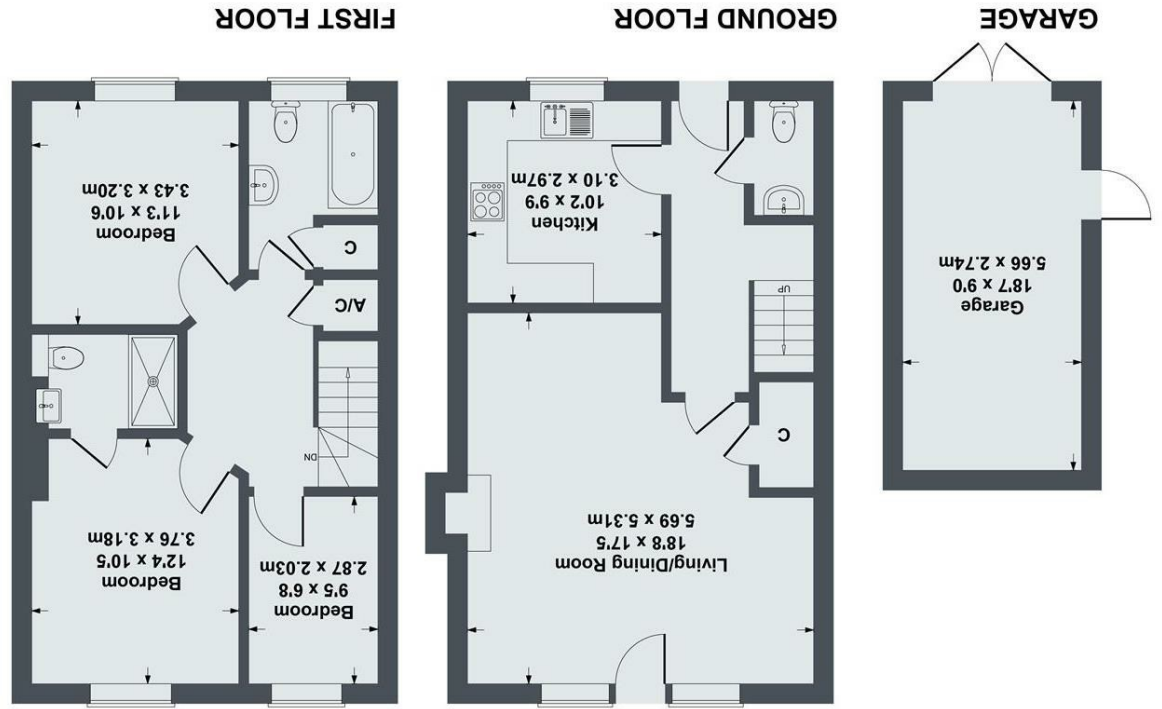


England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92 plus)
Very energy efficient - lower running costs	
Current	Potential
66	83

Produced by Potterplans Ltd. 2025

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.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



17 Ladywell Court Melsonby
 Approximate Gross Internal Area
 1191 sq ft - 111 sq m



17 LADYWELL COURT

Melsonby, North Yorkshire DL10 5QN



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17 Ladwell Court is a meticulously maintained and well presented three bedroom mid-terrace cottage situated in the highly sought after development located in the village of Melsonby.

The village of Melsonby has a primary school, church and village hall. There are a number of well regarded state and private sector schools in the area: in Richmond, Barnard Castle, Darlington and Yarm. The popular market town of Richmond is approx 5 miles away; with its shops, restaurants, cinema, swimming pool and Georgian theatre. Darlington, which is approx 8 miles away is on the East Coast Main Line, Teesside Airport is approx 13 miles and Newcastle upon Tyne approx 40 miles. The A1(M) and A66 are easily accessible and approx 1 mile away all of which makes Melsonby an ideal base for the buyer who desires a country setting with good communications links.



GSC GRAYS
PROPERTY • ESTATES • LAND

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Accommodation

The property comprises an entrance hall, cloakroom/wc, a stylish kitchen with a modern range of wall and base units with integral electric oven, hob and extractor and space/plumbing for American style fridge freezer and plumbing for washing machine. The double reception room gives ample space for living and dining with open fireplace with stone surround and picture window and door to rear garden. To the first floor there is a generous landing with doors to three bedrooms and a house bathroom. The master bedroom has views to rear elevation with en-suite shower room. There is a further double bedroom and single bedroom on the first floor as well as a house bathroom. The bathroom comprises a three piece suite including a panelled bath, pedestal hand basin and low level WC.

Externally

To the exterior of the property there is a beautiful cottage style garden and mainly laid to lawn to the front of the property. To the rear of the property is an enclosed courtyard garden with personal door to garage and side access gate.

Garage

18'7 x 9'0 With double timber doors, power and light.

Parking

Block paving providing off-street parking for two vehicles.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority and Council Tax

North Yorkshire County Council

For Council Tax purposes the property is banded D.

Particulars

Particulars written in January 2025.

Photographs taken in January 2025.

Services and Other Information

Mains electricity and drainage, and water are connected. Oil fired central heating.

