



DUNELM 4 PARKSHILL COURT
Melsonby



GSC GRAYS

PROPERTY • ESTATES • LAND

DUNELM 4 PARKSHILL COURT

Melsonby, North Yorkshire, DL10 5NX

UNEXPECTEDLY BACK ON THE MARKET **FOUR FIRST FLOOR BEDROOMS** **TWO ATTIC BEDROOMS WHICH COULD BE UTILISED AS OFFICE, BEDROOM, PLAYROOM** 4 Parkshill Court is a deceptively spacious property which is located in a courtyard village setting with excellent transport links via the A66 and A1(M). The property boasts views over open fields, and views towards the Cleveland Hills from the top floor. The property is complemented by a highly private walled garden, a garage and parking for one car in front of the garage.

ACCOMMODATION

Parkshill Court is situated in the popular village of Melsonby which lies in an extremely attractive rural area. The village itself has a primary school, public house and church. 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. 2 hrs 20 mins to London, Kings Cross. Melsonby is within easy reach of the Yorkshire Dales, Teesdale, the Lake District and the East Coast.



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Accommodation

Solid wood arched door with glazed side panels to:

Entrance Hall

Wooden flooring, radiator, understairs storage cupboard, staircase to first floor and doors to kitchen, living room and cloakroom/wc.

Kitchen

Offering a range of fitted painted wall and base units, contrasting worksurface, one and a half bowl sink with mixer tap and drainer, UPVC window, double glazed solid wood door with glazed side panels to garden, two radiators, karndean flooring and door to dining room. The kitchen provides space for a cooker, washing machine, dishwasher and upright fridge/freezer.

Dining Room

UPVC window, radiator and half glazed double doors opening to the living room.

Living Room

Spacious reception room with UPVC window, double glazed solid wood door with glazed side panels to garden, two radiators and wooden feature fireplace. This reception room is flooded with natural light from its numerous windows.

WC/Cloakroom

WC, wash hand basin, wood flooring and partially tiled walls.





First Floor Landing

UPVC window, radiator, storage cupboard (with space for a vented tumble drier), stairs to second floor and doors to:

Bedroom One

A double bedroom with UPVC window overlooking the courtyard. There is a range of painted wooden wardrobes, a radiator and door to en-suite.

En-Suite

Shower cubicle, WC, hand wash basin, cupboard for linen, radiator, small UPVC obscure glazed window, partially tiled walls and tiled floor.

Bedroom Two

A double bedroom overlooking the courtyard with UPVC window and radiator.

Bedroom Three

A smaller double bedroom with UPVC window overlooking fields for miles on end. Radiator.

Bedroom Four

A single bedroom with UPVC window offering the same views as bedroom three. Radiator.



Bathroom

Bath with shower over, hand wash basin, WC, radiator, partially tiled walls, tiled floor and two small UPVC obscure glazed windows.

Second Floor Landing

With an eaves storage cupboard and doors to Bedroom Five and Bedroom Six.

Bedroom Five

Velux window, two eaves storage cupboards and radiator.

Bedroom Six

Two Velux windows, four eaves storage cupboard, radiator and laminate flooring. This room is utilised by the current owners as an office/hobbies room.

Externally - Garden

The garden is bounded by a stone wall to all sides which gives an excellent level of privacy. There is a central lawn and a flagged pathway leading to the main entrance door. There is also a flagged patio making the perfect space for alfresco dining. The garden has some trees, shrubs and a mature planted border.

Garage

Double timber vehicular doors, boarded storage with ladder access, power and light. There is off-street parking for one car to the front of the garage.

Tenure

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

Local Authority and Council Tax Band

Richmondshire District Council.

For Council Tax purposes the property is banded E.

Particulars

Particulars written in August 2022.

Photographs taken in August 2022.

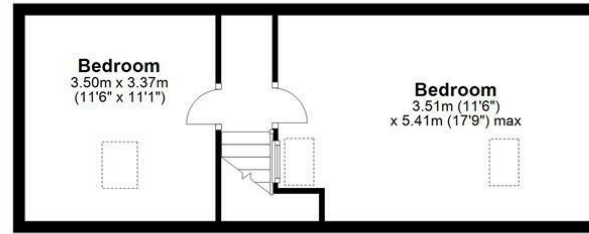
Services and Other Information

Mains electricity, water and drainage are connected. Oil fired central heating via an external boiler.

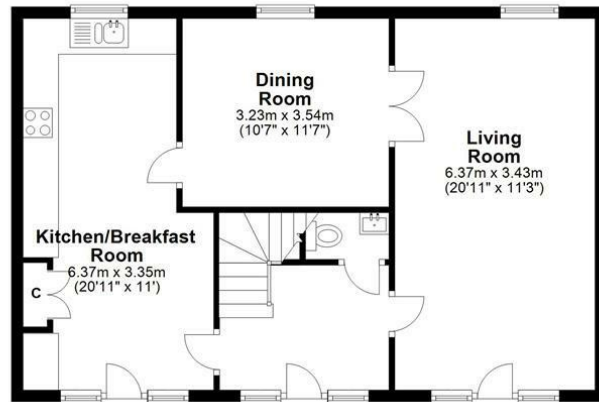


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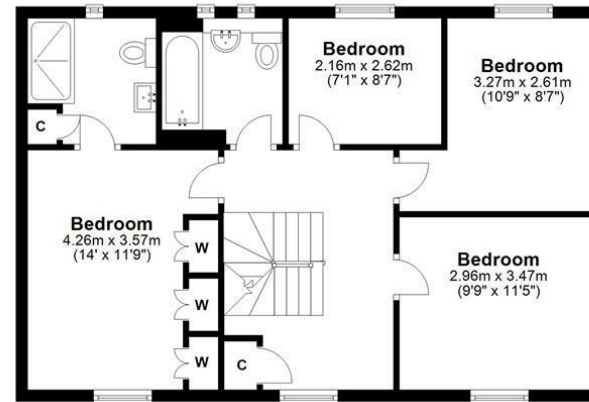
Total area: approx. 161.0 sq. metres (1732.8 sq. feet)



Second Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales		
	EU Directive 2002/91/EC	



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