



## DAWN VIEW 2 THE GREEN, MELSONBY, NR RICHMOND, DL10 5NE

**£180,000  
FREEHOLD**

A Well Proportioned Semi Detached Cottage within the centre of this desirable and easily accessible village handy for both the A1(M) and A66. Lounge, Kitchen/Dining Room, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Parking Space, Oil Fired Under Floor Heating, Double Glazing, Security Alarm. Council Tax Band C. EER C71. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

## DAWN VIEW

- WELL PROPORTIONED • 2 DOUBLE BEDROOMS • LOVELY VILLAGE LOCATION • HANDY FOR A1(M) AND A66 • PARKING SPACE • OIL FIRED UNDERFLOOR HEATING • DOUBLE GLAZING • NO ONWARD CHAIN



### DESCRIPTION

A Well Proportioned Semi Detached Cottage within the centre of this desirable and easily accessible village handy for both the A1(M) and A66. Lounge, Kitchen/Dining Room, Cloakroom/WC, 2 Double Bedrooms, Bathroom/WC, Parking Space, Oil Fired Under Floor Heating, Double Glazing, Security Alarm. Council Tax Band C. EER C71. NO ONWARD CHAIN.

### LOUNGE

Wall lights, picture light, ceiling LED spotlights, underfloor heating, telephone point, tv point, stairs to first floor. Double glazed sash window to rear. Door to Kitchen/Dining Room. Entrance door to front with double glazed panels.

### KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces, oak effect cupboards and drawers with under cupboard lighting, built in electric oven and 4 ring ceramic hob with stainless steel splash back and extractor hood over, fridge/freezer space, built in washing machine, built in dishwasher, polished tiled floor with underfloor heating, ceiling LED spotlights. Double glazed sash window to rear with venetian blind. Door to Lounge and Cloakroom/WC.

### CLOAKROOM/WC

Pedestal wash hand basin with tiled splash back, wc, extractor fan, polished tiled floor with underfloor heating, ceiling LED spotlight, understairs storage cupboard. Door to Kitchen/Dining Room.

### LANDING

Storage cupboard. Double glazed sash window to front with roman blind. Doors to Bedrooms and Bathroom/WC.

### BEDROOM 1

Double glazed sash window to rear with roman blind. Door to Landing.

### BEDROOM 2

Double glazed sash window to rear with roman blind. Door to Landing.

### BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower over and glass screen, extractor fan, wc, heated towel ladder, ceiling LED spotlights. Double glazed sash window to front with venetian blind Door to Landing.

### SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.

### OUTSIDE

To the Front

Cobbled parking bay for one car, metal oil tank, brick built cupboard which contains the oil fired boiler, outside courtesy light, wheely bin store.

### GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 407379. The property cannot be a holiday let.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18755184

Particulars Prepared – November 2025.

## IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

## FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

## FREE IMPARTIAL MORTGAGE ADVICE

## CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

### AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

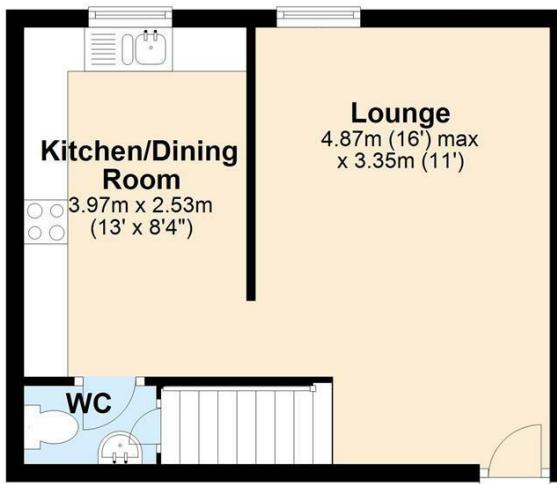
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## DAWN VIEW



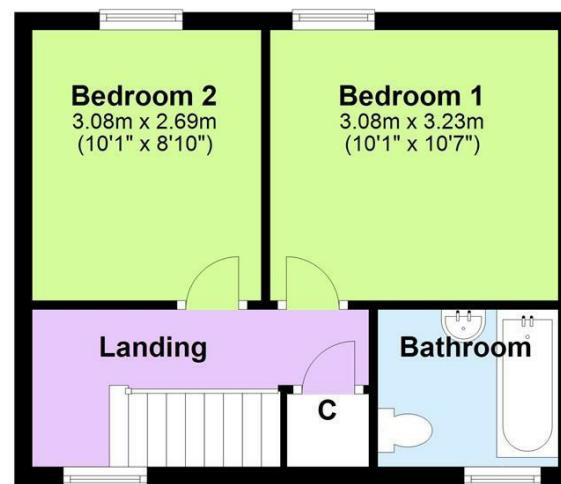
## Ground Floor

Approx. 29.3 sq. metres (315.8 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.5 sq. feet)



Total area: approx. 59.0 sq. metres (635.3 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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