

West Ridge Moulton Richmond DL10 6QF Price £175,000



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Situated in the picturesque rural village of Moulton, North Yorkshire, and enjoying lovely views, this rarely available 3 bed property offers family sized accommodation at an affordable price point.

The property sits on an elevated position within the village, which allows for superb views across the village and surrounding countryside and is within walking distance of the popular Black Bull pub where you can enjoy a lovely meal and a drink with neighbours.

Internally the property has an entrance hallway, dual aspect living room, spacious kitchen/dining room, rear porch with two storage cupboards and access to the rear garden. To the first floor there are three bedrooms, all of which have built-in storage, and family bathroom/WC.

Externally to the front of the property there is a raised garden, which is predominantly laid-to lawn with mature borders as well as a paved patio area. To the rear there is a pretty, terraced garden with mature planting. The property has the benefit of a garage. All communal areas (pathways/shared gardens driveways and exterior lighting) are maintained via the annual service charge, which is currently £400 per annum. This also includes the charges for water.

Viewing is essential to appreciate the superb position within the village and the overall potential the property holds.







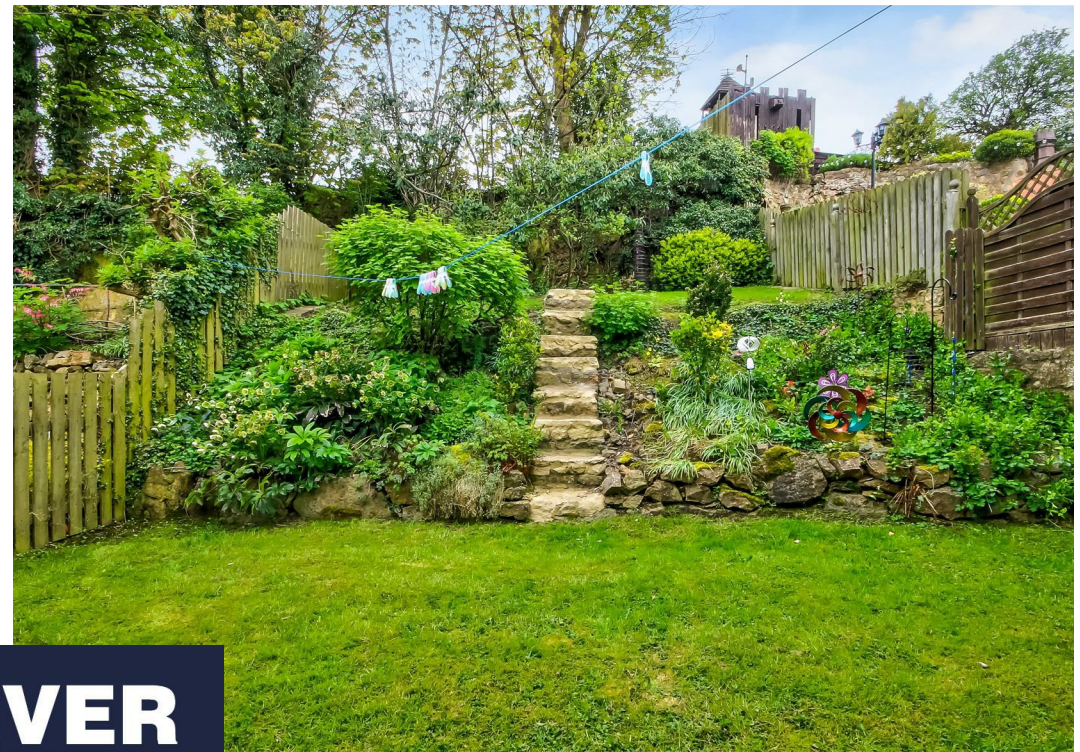
- 956 year lease
- Popular village location
- Gardens Front & Rear
- Close to A1(m) & A66 for commuting
- Good local Schooling
- 3 Bedrooms

#### General Remarks

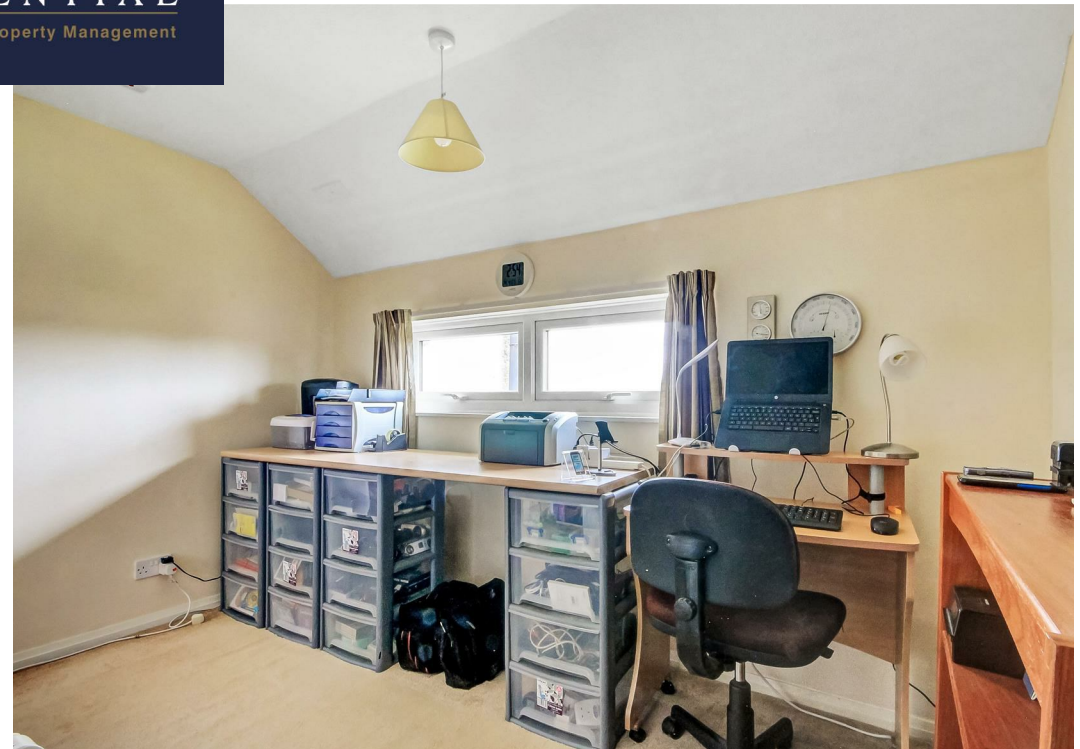
Tenure: Leasehold 999 years from 30/12/1981  
Hilltop Management Company Limited management fee of currently £400 per annum for water, communal gardens/lighting driveways etc.

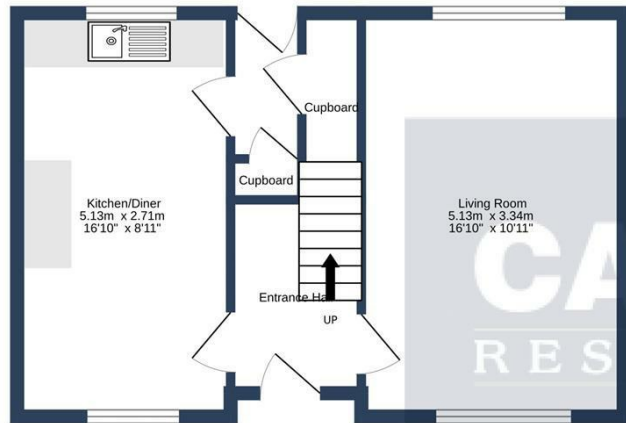
Services: Electric heating, Mains water & Sewerage  
Council Tax: Grade C North Yorkshire County Council



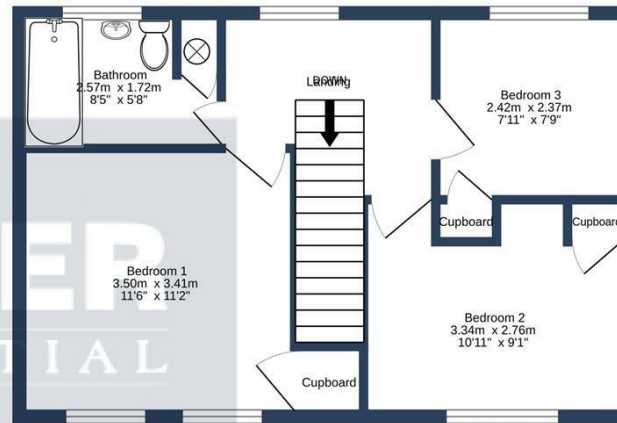


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GROUND FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



1ST FLOOR  
39.6 sq.m. (426 sq.ft.) approx.

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WEST RIDGE, MOULTON. DL10 6QF.

TOTAL FLOOR AREA : 79.2 sq.m. (852 sq.ft.) approx.

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>85</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>51</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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MAB 6202



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