



CARVERS
SALES & LETTINGS

Lees Lane
Northallerton, DL7 8DA
Offers in the region of £635,000

House - Detached



Moordale Lodge is a spacious four bedroomed detached family home providing beautifully presented living accommodation together with large south facing rear gardens, secure off street gated parking and double garage. Benefitting from gas fired central heating and double glazing the accommodation includes a reception hall, cloak room/wc, living room with log burning stove and patio doors to the rear, dining room with multi fuel burning stove, spacious kitchen/breakfast room with archway leading to the study, large conservatory opening to and over looking the rear garden. There is also a useful utility room with access to the double garage. To the first floor there is a master bedroom with fitted wardrobes, three further double bedrooms and a family bathroom fitted with a white suite and shower cubicle. Externally there is a gated driveway providing off street parking and access to the double garage. The mature rear garden enjoys a south facing aspect and adjoins open countryside.



- Spacious four double bed roomed detached family home
- Conservatory overlooking the large south facing rear garden and adjoining open countryside
- Kitchen/breakfast room with integrated appliances and separate large utility room
- Gated driveway providing secure off street parking and double garage
- Well presented living accommodation with Art Deco features

GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band G

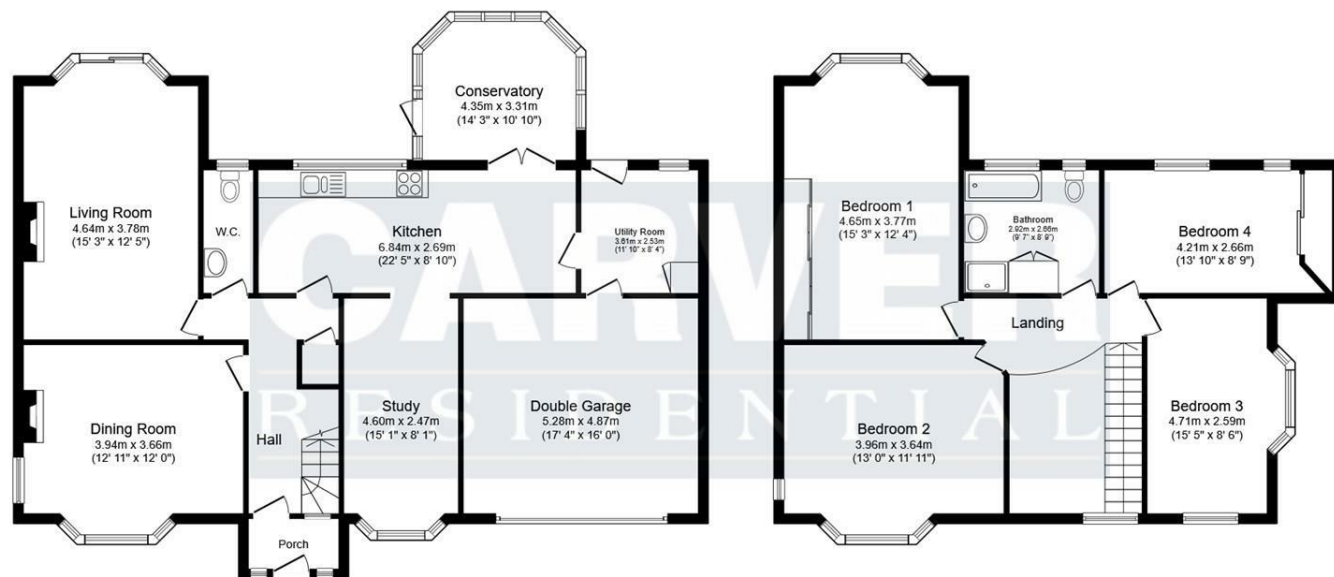
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Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





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

Property size taken from EPC
1819.00 sq ft

Total floor area: 219.0 sq.m. (2,357 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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