

West Ridge Moulton Richmond DL10 6QF Offers in the region of £159,950



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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. The property is leasehold and a share of the freehold.

Moulton has its own church which has also been adapted to accommodate other activities, some of which are organised by the Moulton Village Association who organise various events throughout the year. local village shops are available in the nearby villages of Scorton and Middleton Tyas and good access to the A1(m) provides easy commuting throughout the region.

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





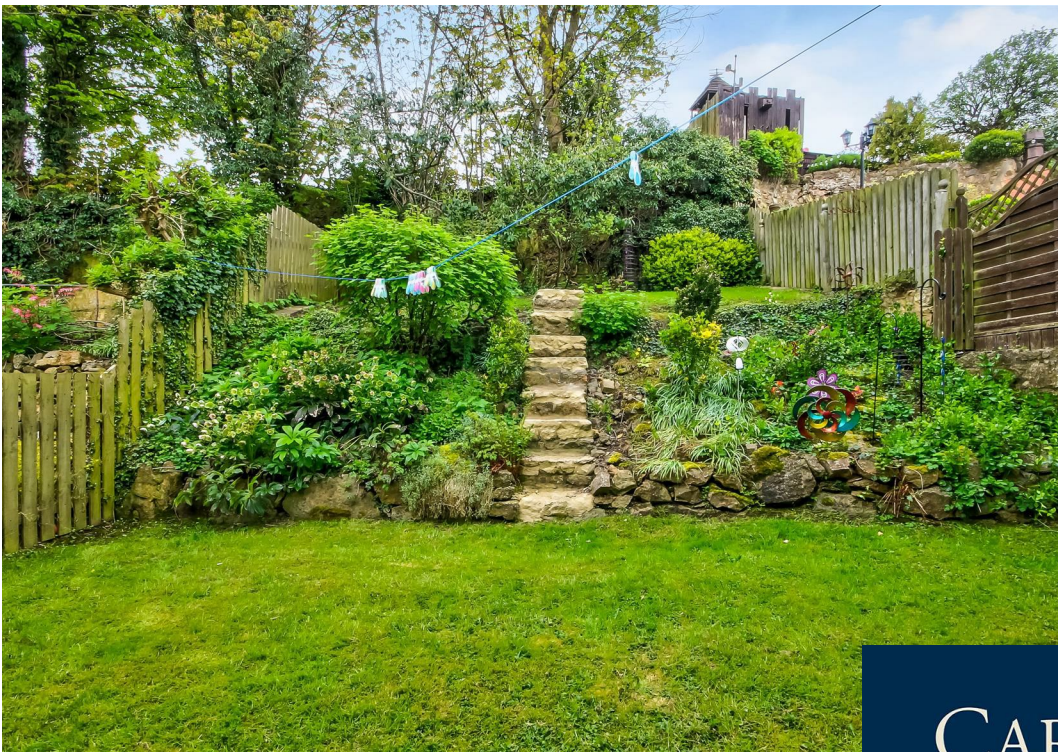


- 956 year lease
- Popular village location
- Gardens Front & Rear
- Close to A1(m) & A66 for commuting
- Good local Schooling
- 3 Bedrooms

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

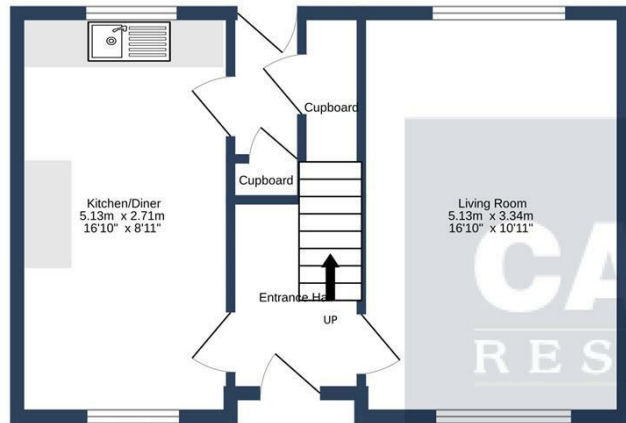




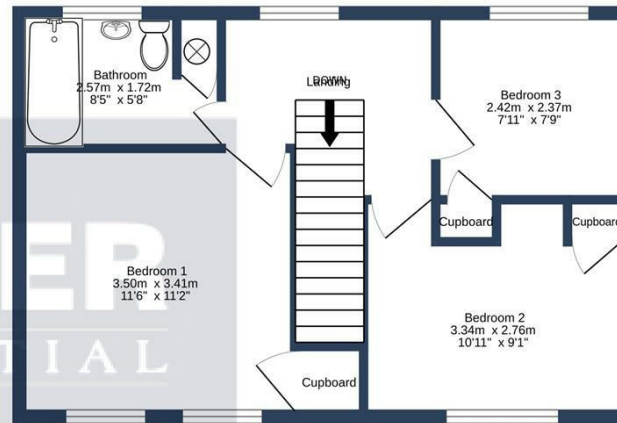
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GROUND FLOOR
39.6 sq.m. (426 sq.ft.) approx.



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

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80 High Street
Yarm, TS15 9AH
Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk