CARVERS

SALES & LETTINGS

West Ridge

Moulton, Richmond, DL10 6QF

Offers over £200,000

House - Semi-Detached

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Offered CHAIN FREE is this wonderful two bedroom semi-detached home in the village of Moulton. Currently used as a very successful holiday let the property has been lovingly updated and modernised to create a fantastic home with features rarely seen elsewhere. West Ridge sits on the very edge of Moulton, with a village pub opening soon under the ownership of Middleton Lodge and nearby designer outlet soon to be open at Scotch Corner, as well as easy access to the market town of Richmond and the surrounding Yorkshire Dales. The property itself offers a welcoming hallway, spacious living room with sliding patio doors to enjoy the garden, kitchen and storage to the ground floor. The first floor holds two double bedrooms and a house bathroom, each bedroom with fitted wardrobes. The attic is also boarded and lit allowing use for storage or further development subject to the correct planning. Externally the property offers a paved patio to the front facing onto a communal lawned area and a private rear decked garden with spiral staircase leading to the icing on the cake; a raised terraced seating area with incredible countryside views. Finished immaculately inside and with the opportunity to continue business use or owner occupation, this is the ideal property for a wide range of buyers. EPC rating D, North Yorkshire Council tax band C.

- CHAIN FREE
- Holiday Let Opportunity
- Two Double Bedrooms
- Raised Terraced Seating Area
- Immaculately Presented
- Edge of Village Location
- Decked Garden
- Easy Access to A1M

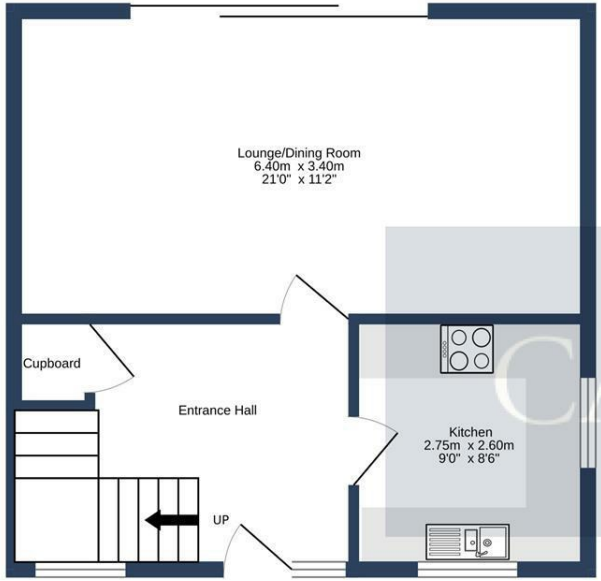
Leasehold Details
The property is leasehold held on a 999 year lease dating from1981
Ground Rent: £400 annually
Service Charge: £0

The 8 property owners in West Ridge own an equal share of the lease and make up the Hilltop Management Leasehold company, with no third party involvement, safeguarding against unexpected or unreasonable rate rises. The £400 annual ground rent pays for your annual water usage in your home and the upkeep of the communal areas, including lighting and landscaping for those areas.

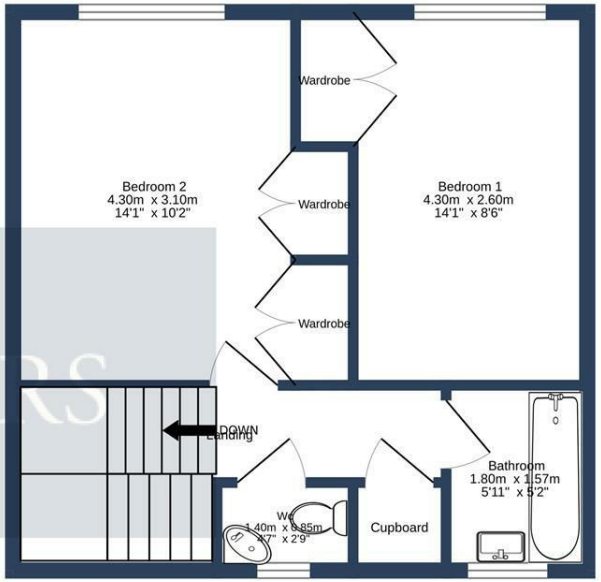
Buyer Identification Checks
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

General Information
Tenure: Leasehold
Services: UPVC double, oil central heating, mains electric, water and drainage.
Local Authority: North Yorkshire County Council (Tax Banding C)

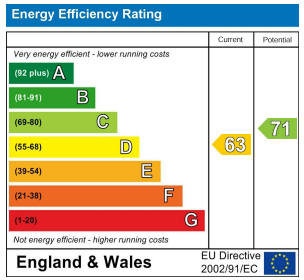
Property Size Reference
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory & garage)



GROUND FLOOR



1ST FLOOR



Property size taken from EPC
850.00 sq ft

WEST RIDGE, MOULTON. DL10 6QF.

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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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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41 Market Place, Richmond, North Yorkshire, DL10 4QL 01748 825317 richmond@carversproperty.co.uk