



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Lees Lane
Northallerton, DL7 8DA

Offers in the region of £635,000

House - Detached
4 Bedroom/s
1 Bathroom/s

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 bedroomed 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

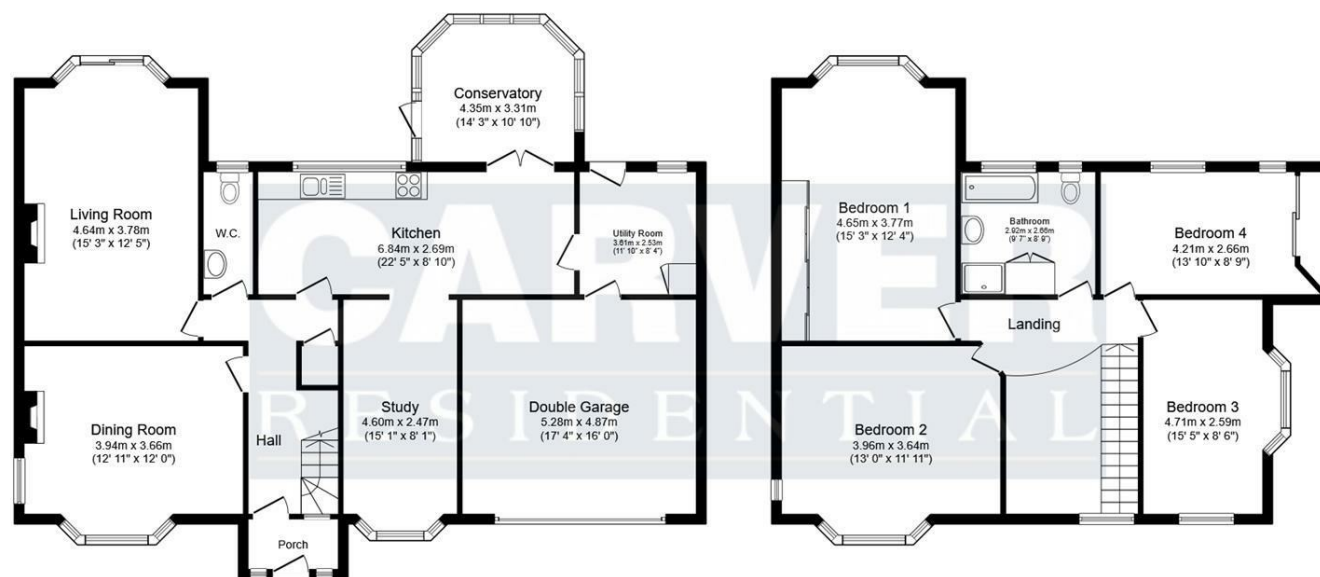
Local Authority: North Yorkshire Band G

Buyers Identification Check(s)

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.

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)



Ground Floor
Floor area 129.0 sq.m. (1,388 sq.ft.)

First Floor
Floor area 90.0 sq.m. (969 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

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

Property Size from EPC
1819.00 sq ft

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

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

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

www.carvergroup.co.uk