



CARVERS
SALES & LETTINGS

West Ridge
Moulton, Richmond, DL10 6QF
Offers over £200,000

House - Semi-Detached



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

TENURE

The property is leasehold held on a 999 year lease dating from 1981
Ground Rent: £400 annually
Service Charge: £0

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)





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	71
EU Directive 2002/91/EC		

Property size taken from EPC
850.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.
There may 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.

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 themselves 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 Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.