



**CARVERS**  
SALES & LETTINGS

Scurragh House Lane  
Moulton, Richmond, DL10 6QE  
Offers over £425,000

House - Semi-Detached

-  3
-  2
-  3

This wonderful rural property is offered CHAIN FREE and ready to love either as a fantastic family home or perfect holiday let. Of modern build and very well executed this three bedroom home sits on the edge of the village of Moulton and handily lies close to major commuter networks. Internal accommodation set over four levels consists of an entrance porch leading to hallway, spacious living room with bi-folding doors to the garden, expansive kitchen dining room, study/office, ground floor WC and utility room all of which have under floor heating. The first floor holds three good sized bedrooms (two with en-suite shower rooms) and a family bathroom. Externally the property holds an attractive brick paved driveway for off street parking and a low-maintenance rear garden with paved, gravelled and fenced areas to enjoy. Ideally suited as a holiday let or for owner occupier to enjoy the property is in immaculate condition and must be seen to be appreciated. Air pump sourced heating and solar panels also make this property very energy efficient. EPC rating A, North Yorkshire Council tax band E.



- CHAIN FREE (ideal holiday let)
- Three Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Air Sourced Heating and Solar Panels
- Private Rear Garden
- Off Street Parking
- Rural Location

#### GENERAL INFORMATION

Tenure: Freehold

Services: Air pump sourced central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding E)

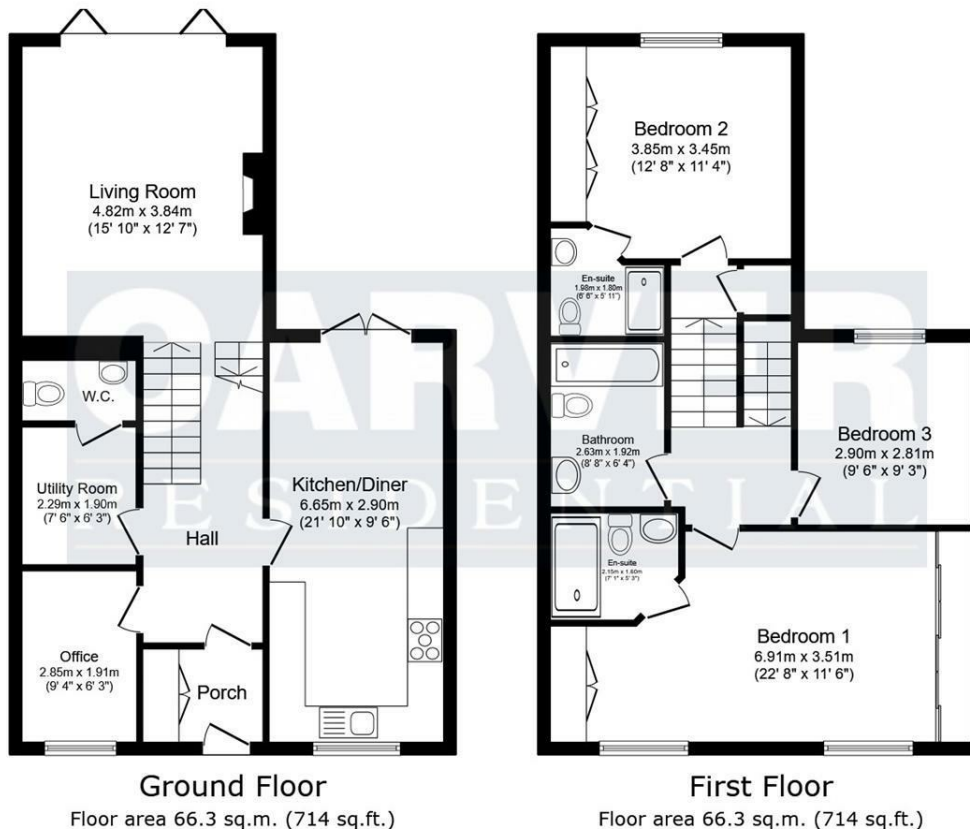
#### Buyer Identification Check

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 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 and/or garage)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		92	100
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property size taken from EPC  
1399.00 sq ft

Total floor area: 132.7 sq.m. (1,428 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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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
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