



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Scurragh House Lane
Moulton, Richmond, DL10 6QE
Price £450,000

House - Semi-Detached
3 Bedroom/s
3 Bathroom/s

This wonderful rural property is offered CHAIN FREE and ready to love. 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.





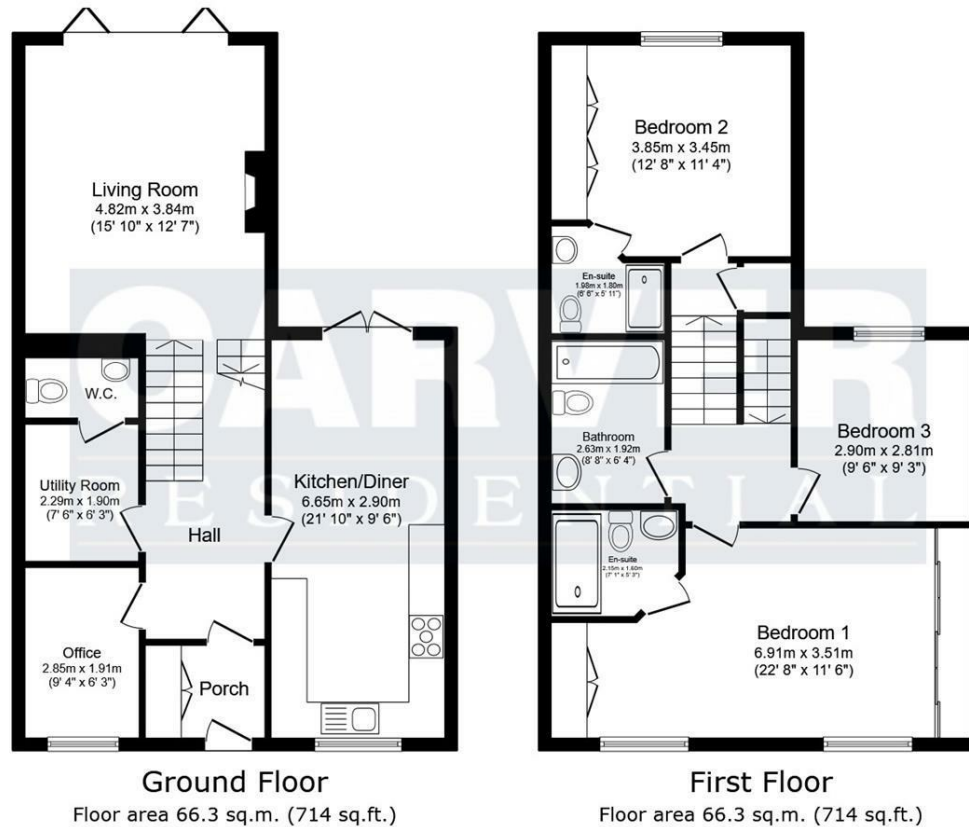
- CHAIN FREE
- Three Bathrooms
- Air Sourced Heating and Solar Panels
- Off Street Parking
- Three Bedrooms
- Two Reception Rooms
- Private Rear Garden
- Rural Location

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)



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

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 92 | |
| (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 | | EU Directive 2002/91/EC |

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