



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

GENERAL INFORMATION

Tenure: Freehold

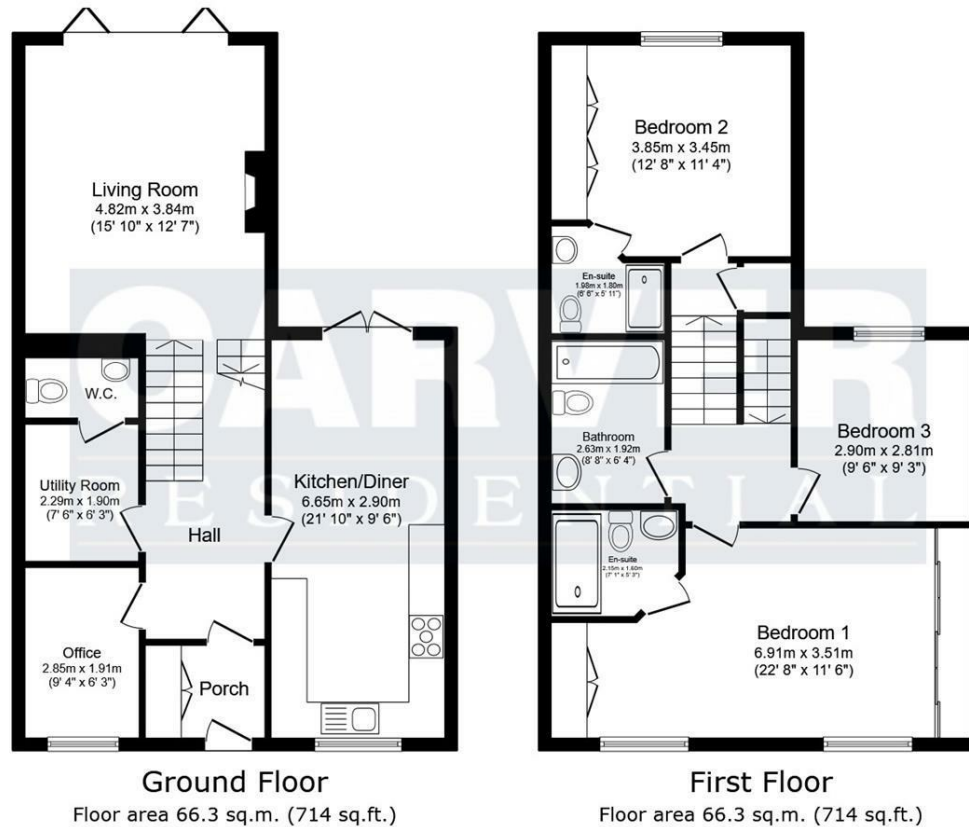
Services: Air pump sourced central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding E)

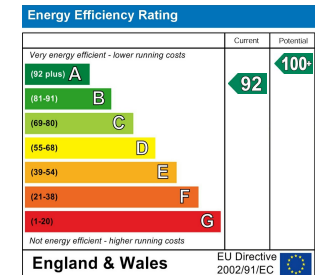
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Total floor area: 132.7 sq.m. (1,428 sq.ft.)

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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MAB 6202



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