





### **WHAT'S THE PROPERTY LIKE?**

A beautifully presented semi detached home with a refitted kitchen and utility, spacious living room, three bedrooms and bathroom. There are pleasant gardens, a driveway and garage. Situated in a picturesque village location this lovely home is available immediately.

### **WHERE IS IT?**

Moulton is a small village which lies between the villages of Scorton and Middleton Tyas. The village lies just to the east of the A1, via Scotch Corner where there are proposals in place for a shopping village. The village is served by a rural bus route between Darlington and Richmond.

### **THINGS YOU NEED TO KNOW....**

Postcode: DL10 6QF

Council Tax Band: C - Richmondshire District Council.

Deposit: The deposit for this property is £865. This is payable prior to move in and will be refunded at the end of the tenancy subject to terms and conditions.

Pets: One pet may be considered at this property for an additional pet rent of £25pcm.

Heating: Oil fired central heating.

Glazing: Double glazing throughout.

Appliances: Integrated oven and hob.

EPC Rating: D.

Available from: Immediately.



## LOVE IT? HOW TO APPLY....

Things to be aware of before applying:

**Affordability:** As per our referencing companies requirements you will need a combined income of £22,500.

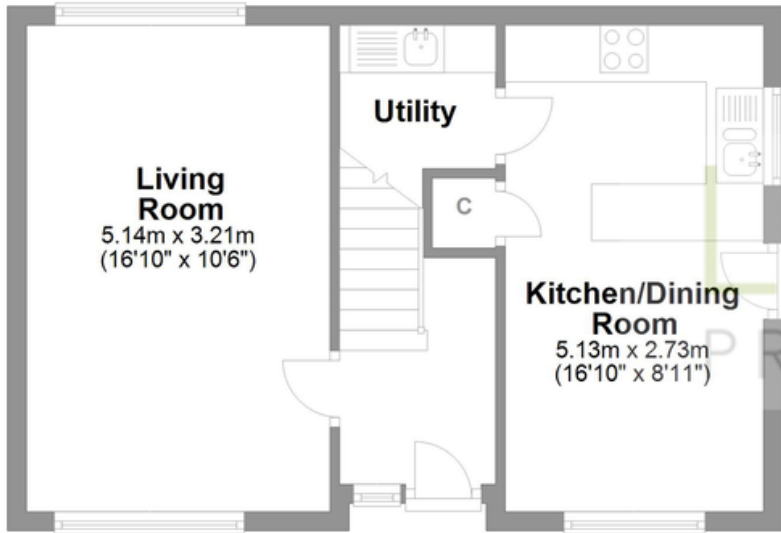
**Holding Deposit:** You will need to pay a holding deposit that is equivalent to 1 weeks rent (£173.00) and provide some personal and financial information (3 months payslips and 3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to.

Call now to register your interest on 01748 834373.

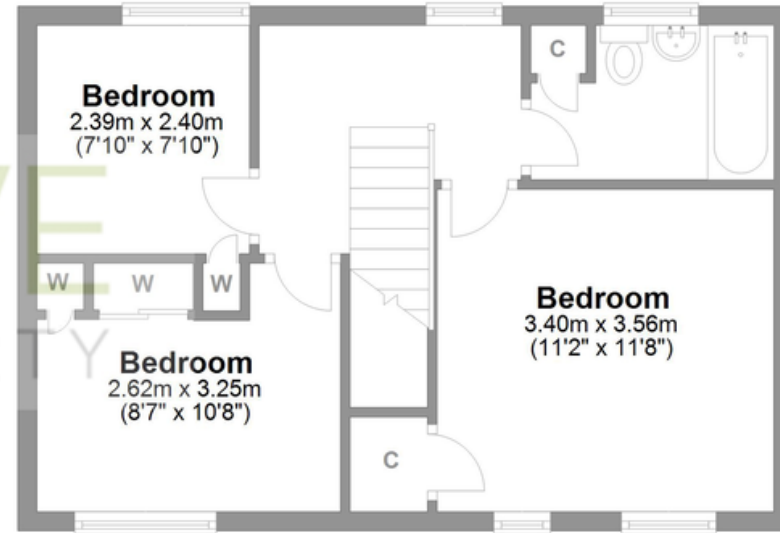


# West Ridge Moulton

Total area: approx. 80.1 sq. metres (862.0 sq. feet)



**Ground Floor**  
Approx. 39.7 sq. metres (427.3 sq. feet)



**First Floor**  
Approx. 40.4 sq. metres (434.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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