



Village Road
Northop Hall
Mold
Flintshire
CH7

Offers In Excess Of £510,000

bettermove

Village Road Mold

Bettermove are proud to present this 4 bedroom detached cottage in Northop Hall.

The property benefits from double glazing, and gas central heating throughout, with off street parking available a large, private driveway.

The council tax band is F.

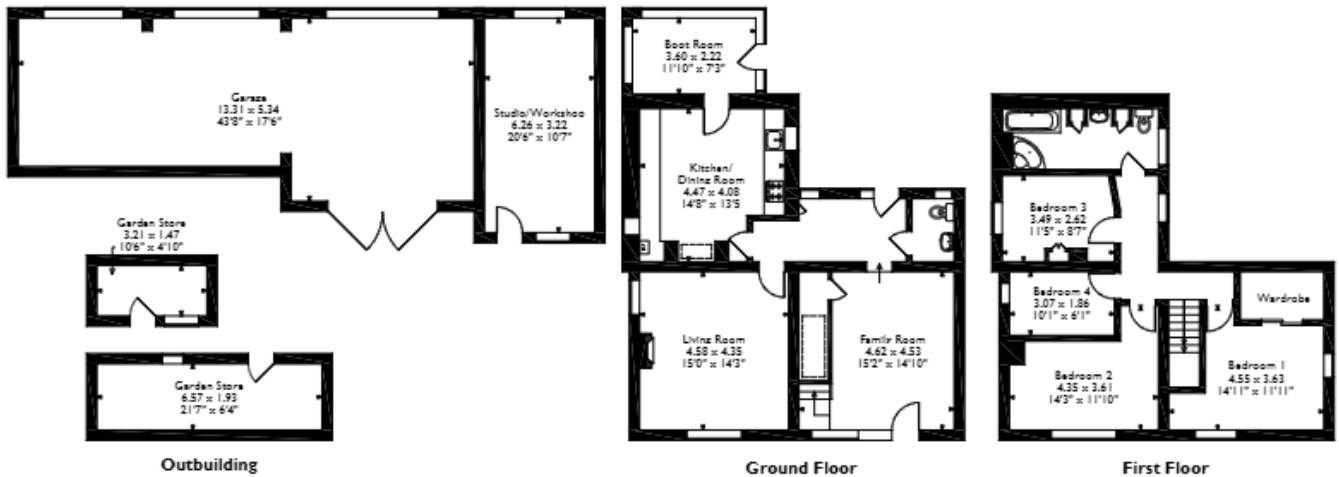
The interior of this charming and beautifully presented detached cottage comprises an entrance hallway, spacious lounge, dining/sitting room, contemporary fitted kitchen, rear porch/utility room and a downstairs W.C. on the ground floor. The first floor consists of four well-proportioned bedrooms and a modern family bathroom. Externally, the property stands in just over a third of an acre and boasts private gardens to the rear and side with extensive lawns, mature trees, shrubs and flower beds, enjoying open countryside views to the front. The property further benefits from a large private driveway, a substantial garage and an additional stone outbuilding. This property previously had planning permission on the house and garage, these could be re applied for.

Located in the sought after village of Northop Hall, Mold, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Shotton Train Station, a variety of local bus routes, and quick access to the A55, leading to The M56, and M53.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Top Corner, Village Road, Northop Hall, Mold
 Approximate Gross Internal Area
 Main House = 147 Sq M/1582 Sq Ft
 Garage/Outbuildings = 101 Sq M/1087 Sq Ft
 Total = 248 Sq M/2669 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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