

Moss Cottage

3 Princes Terrace, Main Street, Kirkby Malzeard, Nr Ripon, HG4 3SB



Moss Cottage is a pretty character 19th Century Lower Dales terraced cottage situated in the heart of this much sought after village with off street parking at the rear. No onward chain.

Masham 5 miles, Ripon 6 ½ miles, Harrogate 14 ½ miles, A1 11 ½ miles, Northallerton Train Station 18 ½ miles. Mileage approximate.

GUIDE PRICE
£249,000



The House

Moss Cottage is a pretty cottage situated in the middle of the delightful village of Kirkby Malzeard. The cottage itself is a good size and has a delightful garden at the rear with off street parking. The property is approached from Main Street via a front door into a small vestibule and through into the sitting room. The sitting room has an open fireplace with a wooden mantle piece and a stone hearth. The kitchen/breakfast room is at the rear of the house and has a good range of base and eye level units with ample work surfaces incorporating a 1 ½ bowl sink unit, electric hob unit with an extractor fan over and a double built-in oven to the side. There is an integral dishwasher and fridge/freezer and a larder store cupboard under the stairs. Arch to rear vestibule with a Cloakroom with low level WC, wall mounted wash hand basin with tiled splash back and built-in vanity cupboard. Door to the garden.

On the first floor there is a landing with an airing cupboard and access to the loft via a loft ladder. Bedroom 1 is at the front of the house with 2 large double built-in wardrobes. Bedroom 2 is at the rear of the house with a large built-in wardrobe and views over the garden. Bedroom 3 is at the rear of the house and has views over the garden. Bathroom with panel enclosed bath, wash handbasin set in a vanity unit with cupboard below and shelf to the side, low level WC, heated towel rail and part tiled walls.

Outside

The rear garden is laid mainly to lawn with stocked borders and a paved terrace area by the kitchen. There is an outside boiler house with an oil fired, combination boiler for the hot water and central heating and a further wooden garden shed for storage. The garden path leads to a rear gate with access to an off-street parking area and onto Back Lane.

Location

Kirkby Malzeard is situated some 6 miles to the West of the Cathedral City of Ripon. The village is much sought after and has a great community. It has a thriving pub, The Queen's Head, a butcher's shop, grocers/newspaper shop, garage, an excellent doctor's surgery as well as a Village Hall/Mechanics Institute and a Fish and Chip shop! Ripon itself is a short distance away and provides a wide range of shops etc. The countryside around Kirkby Malzeard is a delight with excellent riding and walking facilities and many local attractions among them Fountains Abby and the ruins at Hackfall. The prestigious Grantley Hall Hotel is just a few miles away with its Michelin starred restaurant (Paul Rankin) and numerous other restaurants as well as it's Nightclub, Spa and rooms.

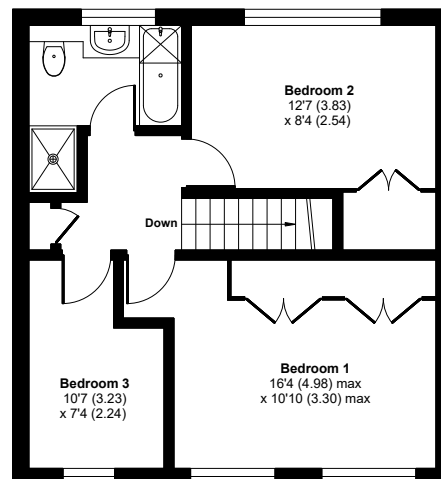


FLOORPLANS

Ground Floor



First Floor





Directions

As you come into the village from Ripon carry on up Main Street and the house will be found on the left 100 yards past the butchers' shop.

Services

Mains water, electricity and drainage.

Council Tax

Council tax is band "C" and payable to Yorkshire Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Viewing

Strictly by prior appointment through **Giles Edwards Yorkshire Property Ltd**, Tel: 01765 688 353.

Energy Performance

EPC rating is "C", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.