



**6, Ducks Farm Close, Malton,  
North Yorkshire, YO17 6XH  
Guide price £225,000**

A beautifully presented three bedroom family home situated in the peaceful village of Kirby Misperton. The property offers spacious accommodation with three bedrooms and a recently fitted modern kitchen/diner. There is also a private rear garden and off street parking.

The accommodation briefly comprises; Entrance hall, sitting room, kitchen/diner and downstairs WC. To the first floor are two double bedrooms, one single bedroom and a family bathroom. Outside of the property is an enclosed low maintenance rear garden with patio and decking. To the side has allocated parking for two vehicles.

Kirby Misperton lies to the west of the A169 between the market towns of Pickering (approx 4 miles to the north) and Malton (approx. 7 1/2 miles to the south). There is a regular bus service from the village and both towns offer a wide range of amenities. The North York Moors are a short car journey away and the east coast can be reached in under 45 minutes.

EPC RATING C

Energy Efficiency Rating	
Current	Potential
75	88

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



**ENTRANCE HALLWAY**

Stairs to first floor landing.

**SITTING ROOM**

14'2" x 11'10" (4.32 x 3.63)

Window to front, open fireplace, aspect, power points, TV point, radiator.

**KITCHEN/DINER**

9'10" x 16'11" (3.01 x 5.16)

Window to rear with double French doors out onto rear garden, tiled floor, range of fitted wall and base units with wooden work surfaces, tiled splashback, stainless steel sink and drainer unit, built in oven and grill, gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, power points, radiator.

**GUEST CLOAKROOM**

Window to side aspect, low flush WC, hand wash basin.

**FIRST FLOOR LANDING**

Window to side aspect, power points, radiator.

**BEDROOM ONE**

11'1" x 10'4" (3.40 x 3.16)

Window to rear aspect, built in wardrobes, power points, radiator.

**BEDROOM TWO**

10'10" x 9'5" (3.31 x 2.89)

Window to front aspect, power points, radiator.

**BEDROOM THREE**

7'8" x 7'1" (2.36 x 2.16)

Window to front aspect, power points, radiator.

**BATHROOM**

Window to rear aspect, tiled floor, fully tiled panel enclosed bath with overhead shower, low flush WC, hand wash basin with built in vanity unit, heated towel rail, extractor fan.

**GARDEN**

Private rear patio with raised decking, garden shed, outside tap and light.

**SERVICES**

Mains gas central heating, electricity, water and drainage.

**TENURE**

Freehold

**COUNCIL TAX BAND C**

