

Davis
Lund

Kirkby Malzeard
Ripon
North Yorkshire
HG4 3RY

Guide Price £300,000





Accommodation

A traditional stone built semi-detached cottage, revealing a spacious interior which is full of charm and character. Offering two reception rooms and three double bedrooms, the property also benefits from a handy loft space.

Believed to date back to the late 1700's, the cottage retains many period features, including exposed ceiling beams and a fabulous inglenook fireplace to the living room. Situated in the heart of the highly sought after village of Kirkby Malzeard, located approximately 6 miles from the cathedral city of Ripon, Kirkby Malzeard itself offers a number of amenities, including a shop, public house, garage/petrol station, butchers and primary school.

On the ground floor there is an entrance porch, fitted kitchen with a range of traditional units, inner hallway with stairs rising to the first floor, cosy living room with large feature fireplace and wood burner, dining room and utility. To the first floor there is a spacious landing, three good size bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over. A further staircase leads up to the top floor, where there is a loft space, with access hatches to the further loft areas, ideal for storage.

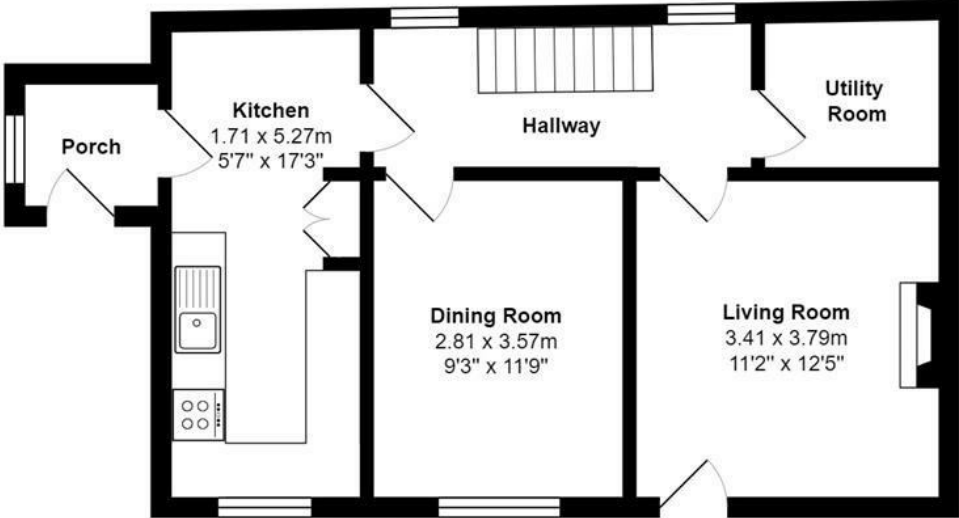
Externally there is gated access to a small enclosed courtyard garden, laid with artificial turf for ease of maintenance and also housing the oil central heating tank. The garden is a safe and secure space for pets or children, whilst also perfect for purchasers not wanting much external upkeep. On street parking is also available close by.

The highly desirable location and array of period features make this a must view cottage for purchasers looking for a character cottage and village life.

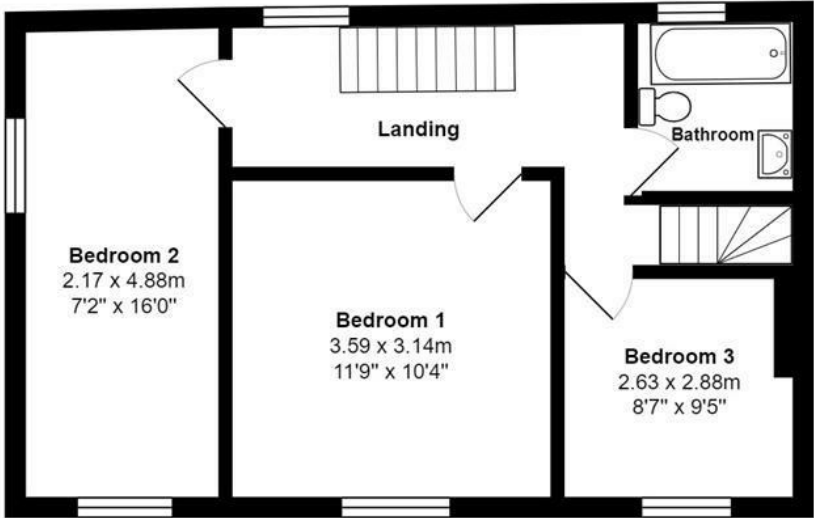




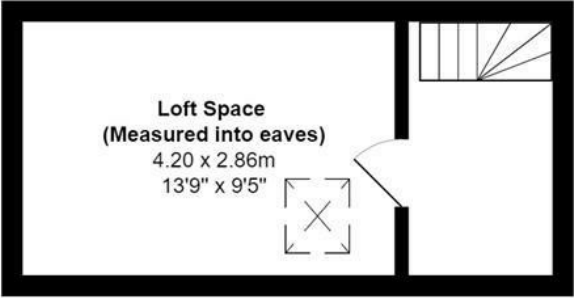
Floorplan



Ground Floor



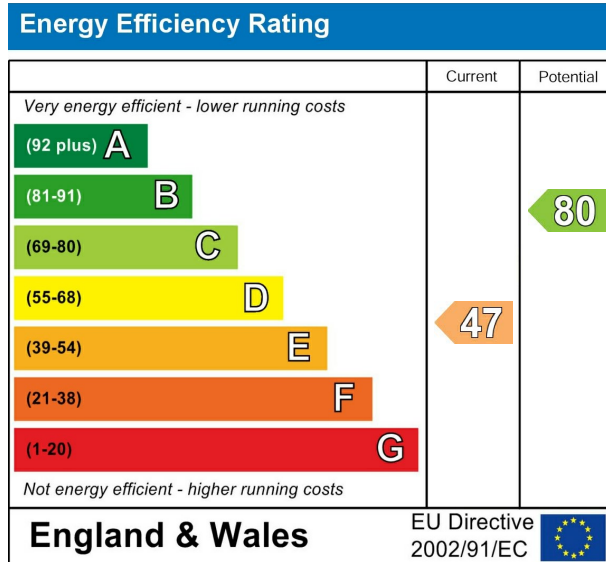
First Floor



Second Floor



EPC



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