





## Accommodation

A beautifully presented three-bedroom semi-detached house, tucked away in a quiet cul-de-sac setting and revealing an immaculate interior, being neutrally decorated and light and airy throughout.

This lovely property is extended to the rear, now offering a spacious kitchen/dining/family area which is south facing, making the most of the sunlight. A fully enclosed rear garden, single garage and parking for two cars all add to the appeal, with this charming family home.

Situated in 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.

Entering the property, there is a welcoming entrance hall, with a WC and stairs rising to the first floor. There is a good size lounge which offers views over the rear garden and cosy wood-burning stove with stone fireplace. The kitchen/diner/family room is a great open plan space for family living with access back to the lounge. The kitchen comes fitted with a range of modern units and appliances, there is also a good size cupboard, providing handy storage. Patio doors give access from the dining/family area to the lovely rear garden, allowing lots of natural light, giving an airy feeling throughout. To the first floor, there is a landing with an airing cupboard and loft access, spacious main bedroom with fitted wardrobes and part tiled ensuite shower room, two further double bedrooms and the part tiled house bathroom, fitted with a white three piece suite. The property is double glazed, and oil central heating is in place.

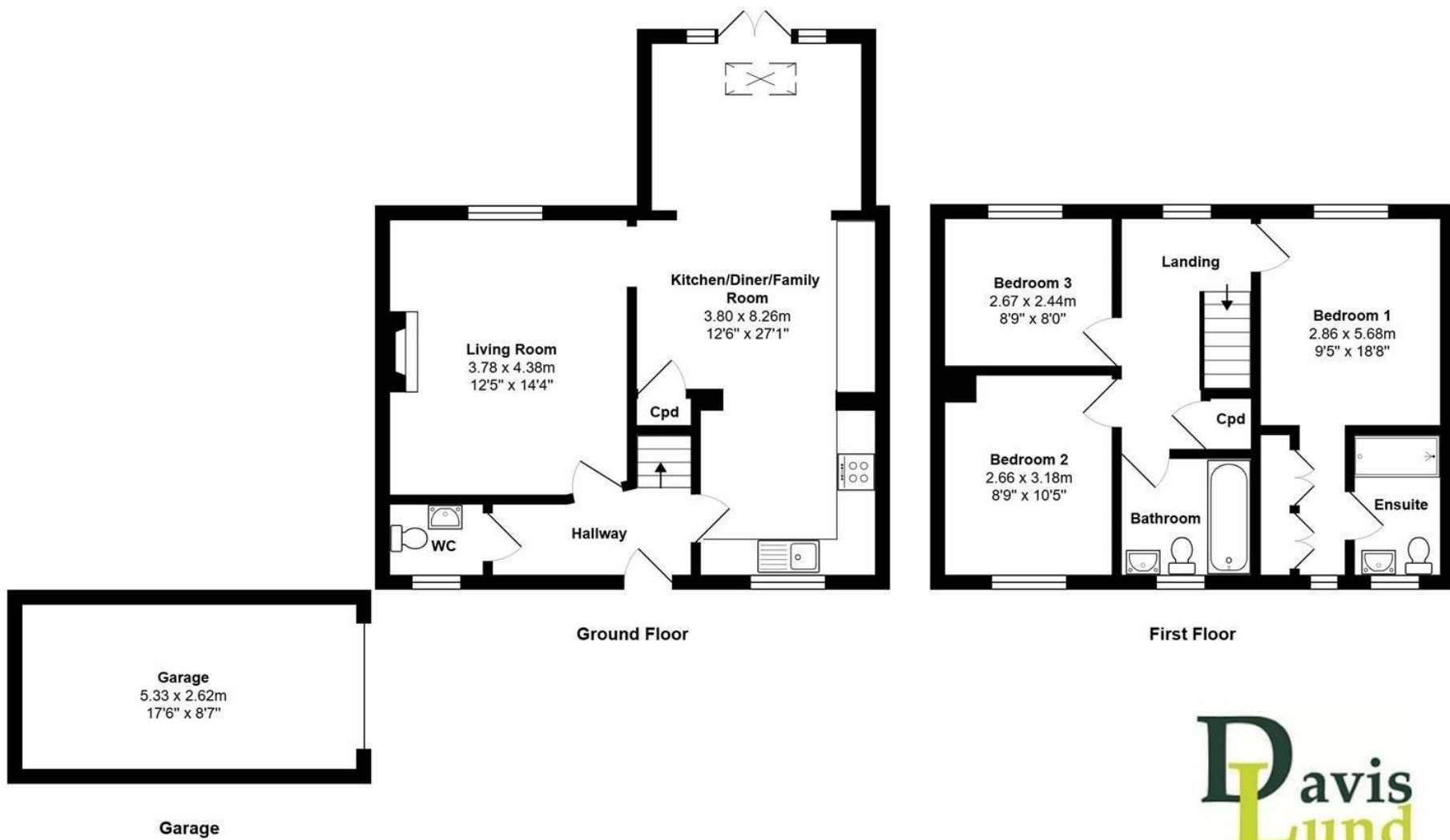
Externally, there is block paved driveway parking, also giving access to the single garage. The oil tank is neatly concealed, whilst gated access leads to the side of the house and rear garden. The house sits on a lovely plot, with the serene south facing rear garden offering a high degree of privacy, perfect for buyers with children or pets. The garden is mostly laid to lawn with stocked flower beds, whilst a patio entertainment area provides great space for outdoor living.

This delightful property is a must-view for those seeking a peaceful village life, whilst being in close-proximity to amenities and schools.





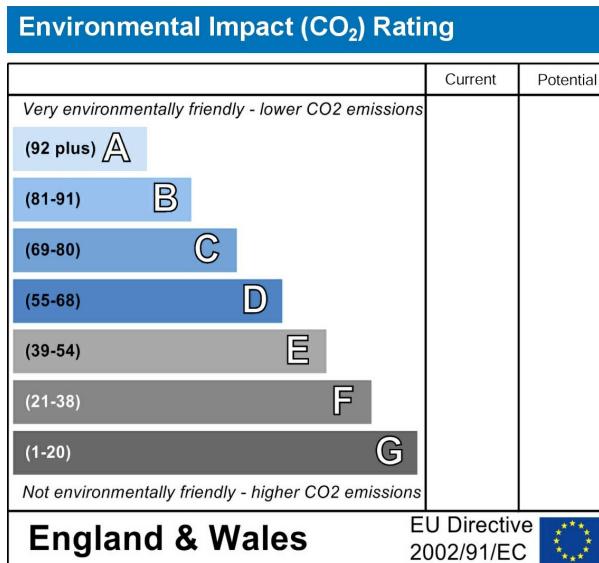
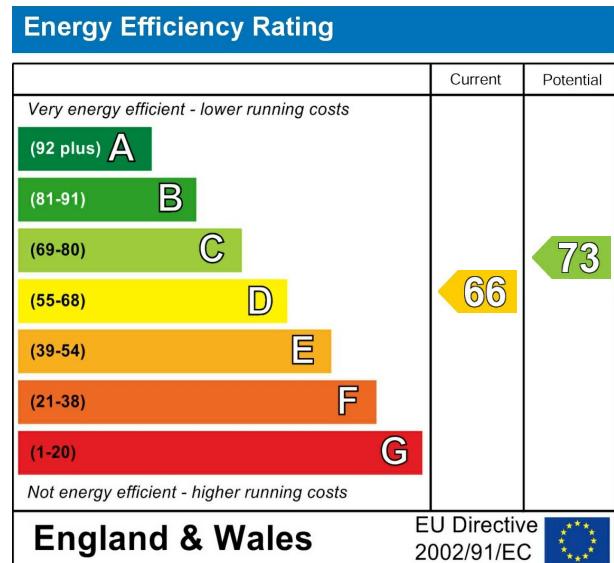
## Floorplan



Davis  
Lund



## EPC



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