

HUNTERS®

HERE TO GET *you* THERE

4 Mowbray Court, Kirkby Malzeard, Ripon, HG4 3RU

Guide Price £375,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

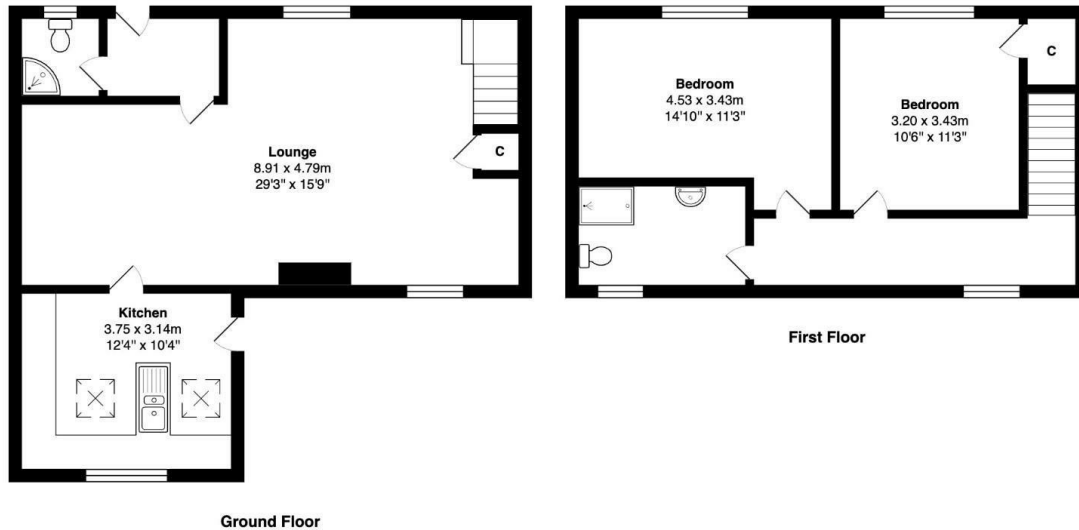
Property Images



HUNTERS®

HERE TO GET *you* THERE

Floorplan



Total Area: 97.5 m² ... 1049 ft²

All measurements are approximate and for display purposes only

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	77
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Nestled on the edge of the charming village of Kirkby Malzeard, this delightful semi-detached house on Kirkby Road presents an excellent opportunity for those seeking a blend of period character and modern convenience. The property boasts two generously sized double bedrooms, spacious lounge dining room, modern fitted kitchen, ground floor WC, separate Garage to the rear, parking and front and rear gardens, making it ideal for couples, small families, or those looking to downsize without compromising on space.

Upon entering, you are welcomed into a bright and airy lounge/dining room, perfect for both relaxation and entertaining. The inviting log burner adds a touch of warmth and character, creating a cosy atmosphere during the colder months. The modern fitted kitchen is well-appointed with under floor heating providing a functional space for culinary enthusiasts. Additionally, the ground floor features a convenient WC and a hallway that offers ample space for cloaks.

The first floor is home to the two spacious double bedrooms, which are complemented by a well-designed house shower room with under floor heating, ensuring comfort and privacy for all occupants.

Externally, the property is enhanced by an enclosed rear walled garden, providing a peaceful retreat for outdoor enjoyment, as well as a front enclosed walled garden that adds to the property's curb appeal. For those with vehicles, the inclusion of two parking spaces is a significant advantage in this desirable village setting as well as a single garage with additional parking.

This lovely home combines the charm of a period property with modern living, making it a must-see for anyone looking to settle in the picturesque surroundings of Kirkby Malzeard with a great range of village amenities including village shop, butchers, hairdressers, fish and chip shop, local garage, primary school and local activities.

Features

• LOVELY PERIOD HOME IN A VILLAGE LOCATION • PART OF A SMALL PRIVATE DEVELOPMENT • TWO DOUBLE BEDROOMS • SPACIOUS LOUNGE/DINING ROOM WITH LOG BURNER • MODERN FITTED KITCHEN • GROUND FLOOR WC AND ENTRANCE PORCH • ENCLOSED REAR GARDEN • FRONT ENCLOSED GARDEN • PARKING FOR TWO CARS AND SINGLE GARAGE TO THE REAR • LOVELY VILLAGE LOCATION 6 MILES FROM RIPON CITY