

HUNTERS®

HERE TO GET *you* THERE

The Bothy Back Lane, Kirkby Malzeard, Ripon, North Yorkshire, HG4 3SH

Offers Over £450,000

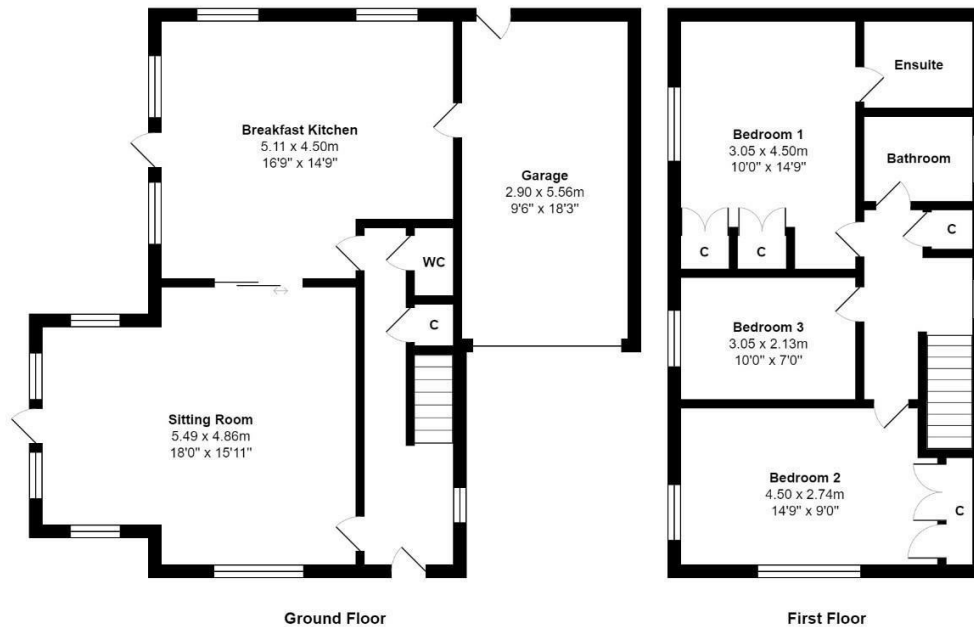
Property Images



Property Images



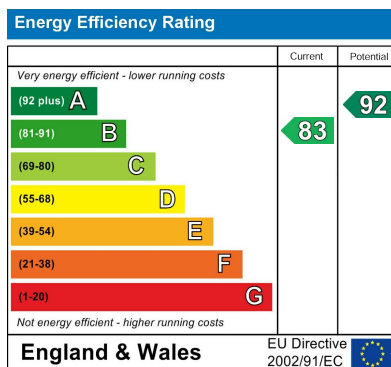
Floorplan



Total Area: 104.5 m² ... 1125 ft² (excluding garage)

All measurements are approximate and for display purposes only

EPC



Map



Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

A beautifully presented detached cottage style property offering a very high standard of modern living accommodation with a very spacious and bright lounge/dining room, stunning fitted kitchen with centre island, ground floor WC, three good sized bedrooms, the master with en-suite and house bathroom, as well as lovely well stocked surrounding gardens and attached single garage with parking to the front.

Comprising: entrance hall with stairs to the first floor and ground floor WC. The stunning kitchen is fitted with an excellent range of modern units with plenty of worktop space, breakfast bar, some fitted appliances and direct access to both the garden and the attached garage. The lounge/dining room is a beautifully bright room with pitched ceiling giving a sense of space and this opens directly to the garden.

To the first floor are three lovely bedrooms, two of the bedrooms have bespoke fitted wardrobes and the master has an en-suite shower room.

The whole of the ground floor is laid with lovely stone floors with under floor heating and an air source heat pump. There is also double glazed windows throughout.

The property also benefits from newly installed made to measure wooden shutters.

Kirby Malzeard village is a very sought after location offering an abundance of local facilities including, local shop, butchers, hairdressers, fish and chip shop, garage, public house, primary school and church with a real village community. The village lies within 15 minutes drive of Masham and Ripon city with the A1 within easy access. This village is also in catchment to the popular Ripon Grammar School.

Features

• THREE WELL APPOINTED BEDROOMS • BEAUTIFUL FITTED KITCHEN • SPACIOUS LIVING/DINING ROOM • GROUND FLOOR WC • AIR SOURCE UNDERFLOOR HEATING • STUNNING SURROUNDING GARDENS • SINGLE GARAGE • PARKING WITH ELECTRIC VEHICLE CHARGER • BEAUTIFUL VILLAGE LOCATION • BESPOKE FITTED SHUTTERS THROUGHOUT