



## High View Main Street, Kirkby Malzeard , Ripon, HG4 3RY

Situated in the picturesque village of Kirkby Malzeard this delightful characterful two bedroom stone built cottage benefits from a village location with good commuter links, two reception rooms, rear enclosed garden and a large outbuilding. The accommodation comprises: Front door, lounge with feature stone fire place and open grate, dining room, inner hall, kitchen. Stairs to cellar rooms. Stairs to First floor: Master Bedroom with range built in wardrobe, bedroom two, bathroom. Externally: An enclosed lawned and patio garden with large outbuilding. A LOVELY CHARACTER COTTAGE.

**Asking Price £255,000**

# High View Main Street, Kirkby Malzeard , Ripon, HG4 3RY



- TWO BEDROOM STONE BUILT CHARACTER COTTAGE
- LOUNGE WITH OPEN FIRE
- LARGE OUTBUILDING
- PICTURESQUE VILLAGE OF KIRKBY MALZEARD
- TWO CELLAR ROOMS
- GOOD COMMUTER LINKS
- KITCHEN + DINING ROOM
- REAR ENCLOSED GARDEN

## FRONT DOOR

Leading into entrance hall.

## LOUNGE

15'8" x 13'7" (4.78m x 4.14m)

Double glazed window to front aspect, exposed ceiling beam, feature fire place housing open fire, built in storage cupboard x two, electric storage heater.

## DINING ROOM

9'5" x 9'4" (2.87m x 2.84m)

Double glazed window to rear aspect, stripped floor boards, dado rail, storage cupboard.

## INNER HALL

Electric storage heater, stairs to first floor and cellar.

## KITCHEN

8'1" x 9'4" (2.46m x 2.84m)

Range wall and base units with work top over, sink unit housing stainless steel bowl and drainer with swivel mixer tap, electric cooker, under counter space and plumbing for washing machine,

under counter space for fridge freezer, vaulted ceiling, double glazed window and door over looking rear garden.

## FIRST FLOOR

Electric storage heater, loft access.

## BEDROOM ONE

15'9" x 13'5" (4.80m x 4.09m)

Double glazed window to front aspect, exposed ceiling beam, range of built in wardrobes, ceiling coving.

## BEDROOM TWO

9'10" x 7'11" (3.00m x 2.41m)

Double glazed window to rear aspect, cupboard housing hot water tank.

## BATHROOM

7'0" x 4'4" (2.13m x 1.32m)

White suite comprising: Panelled bath with over head Mira electric shower, low level W.C., pedestal hand wash basin and taps, window to rear aspect.

## CELLAR ROOMS

Stairs leading down to:

Room One: 15'2" x 8'9"

Room Two: 13'0" x 15'0"

## EXTERNALLY

## REAR GARDEN

Rear enclosed lawned and patio garden with fenced perimeter and mature borders leading to:

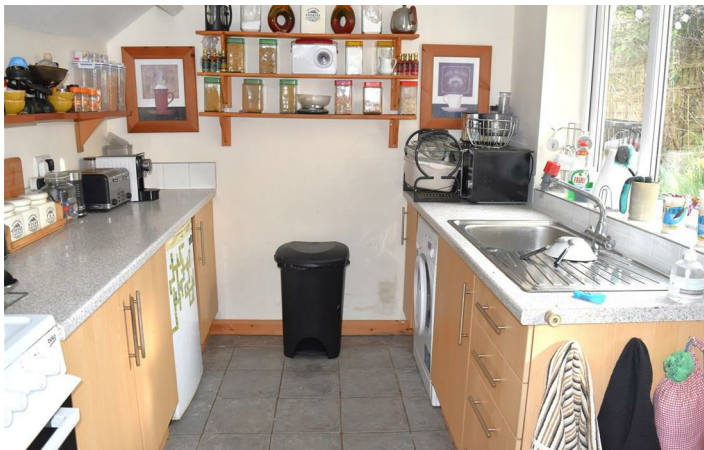
## OUTBUILDING

11'6" x 13'10" (3.51m x 4.22m)

Outbuilding with mezzanine level and rear door leading out to service road

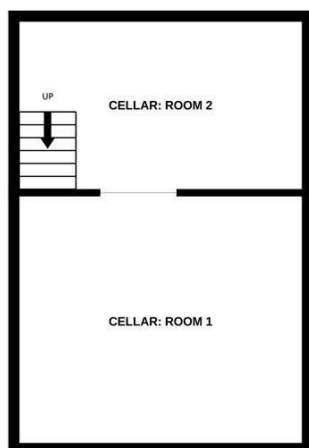
## AGENTS NOTES

On Street Parking.  
New Roof 2021

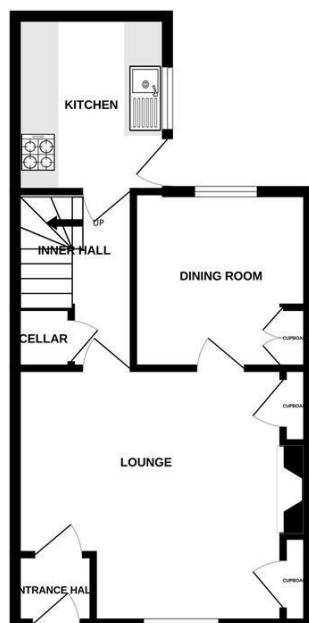


## Floor Plan

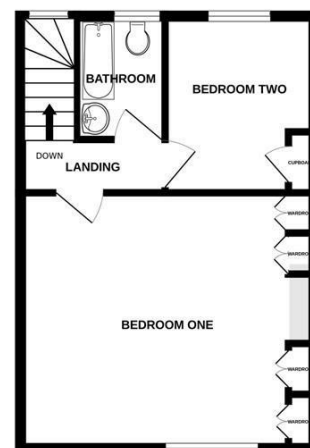
**BASEMENT**  
360 sq.ft. (33.4 sq.m.) approx.



**GROUND FLOOR**  
429 sq.ft. (39.8 sq.m.) approx.



**1ST FLOOR**  
360 sq.ft. (33.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1148 sq.ft. (106.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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