



Moot House Main Street, Kirkby Malzeard , Ripon, HG4 3RY

A spacious three bedroom stone built character end terrace cottage in a desirable village location in the centre of Kirkby Malzeard in need of modernisation. This property benefits from three double bedrooms, two reception rooms with feature fire places, sun room, cellar and loft room with an extensive delightful rear garden and outbuilding. The accommodation comprises: Entrance porch, reception/dining room, spacious lounge with feature bay windows, kitchen, inner hallway, pantry, utility, cloakroom, sun room, three double bedrooms, bathroom, loft and cellar rooms. Externally: Driveway providing off street parking, extensive rear lawned enclosed garden with mature borders and walled perimeter. Spacious detached garage/outbuilding with rear gated access. A MUST VIEW CHARACTER PROPERTY WITH GREAT POTENTIAL.

Asking Price £310,000

Moot House Main Street, Kirkby Malzeard , Ripon, HG4 3RY



- STONE BUILT END TERRACE COTTAGE
- LOUNGE+ DINING ROOM + SUN ROOM
- DETACHED GARAGE/OUTBUILDING
- DESIRABLE VILLAGE KIRKBY MALZEARD
- EXTENSIVE DELIGHTFUL GARDENS
- DRIVEWAY PROVIDING PARKING
- THREE DOUBLE BEDROOMS
- LOFT ROOM + CELLARS
- IN NEED OF MODERNISATION

ENTRANCE PORCH

Front door leading to:

RECEPTION/DINING ROOM

15'8" x 13'8" (4.78m x 4.17m)

Double glazed window to front aspect, double radiator, ceiling coving, exposed beam, feature stone fireplace housing a wood burning stove, phone point.

LOUNGE

23'10" x 10'7" (7.26m x 3.23m)

Feature walk in bay window to front aspect x two, feature bay window to side aspect x two, radiator x two, ceiling coving, feature fireplace housing wood burning stove.

KITCHEN

9'6" x 8'11" (2.90m x 2.72m)

Range of wall and base units with work surface over, sink unit housing stainless steel bowl, drainer and taps, electric cooker point, radiator, storage cupboard, window to the rear aspect.

INNER HALL

Stairs to first floor.

PANTRY

6'4" x 3'0" (1.93m x 0.91m)

Shelving, door to cellar room.

UTILITY ROOM

7'6" x 7'10" (2.29m x 2.39m)

Space and plumbing for washing machine, space for upright fridge freezer.

CLOAKES/W.C.

6'5" x 2'3" (1.96m x 0.69m)

Low level W.C., tiled floor, wood framed window to rear aspect.

SUN ROOM

7'5" x 12'0" (2.26m x 3.66m)

Wood framed windows to side and rear aspect, tiled floor, door to rear garden.

FIRST FLOOR

2'6" x 20'8" (0.76m x 6.30m)

Loft access, stairs leading to second floor, storage

BEDROOM ONE

15'8" x 13'5" (4.78m x 4.09m)

Double glazed window to front aspect, stripped floorboards, radiator, ceiling coving.

BEDROOM TWO

10'1" x 12'5" (3.07m x 3.78m)

Double glazed window to the front aspect, radiator, ceiling coving.

BEDROOM THREE

11'5" x 10'7" (3.48m x 3.23m)

Double glazed window to rear aspect, radiator, ceiling coving, built in wardrobe.

BATHROOM

6'5" x 10'0" (1.96 x 3.05)

White suite comprising: Low level W.C., pedestal hand wash basin and taps, panelled bath with over head mains shower, built in airing cupboard, radiator, double glazed window to rear aspect.

SECOND FLOOR

LOFT ROOM

11'10" x 10'2" (3.61 x 3.10)

Light and power.

CELLAR ROOMS

Room One: 12'10" x 15'1" Floor mounted oil boiler, light and power.

Room Two: 8'1" x 8'8"

EXTERNALLY

REAR GARDEN

Good size enclosed gravelled and lawned garden with mature borders and walled perimeter with gated access to rear service road. Green house 13'7" x 11'4" with side windows and partial sheet roofing.

DRIVEWAY

Driveway to the side providing off street parking.

DETACHED GARAGE/OUTBUILDING

17'8" x 12'10" (5.38m x 3.91m)

Vaulted ceilings, light and power, windows to both sides.

AGENTS NOTES

Oil central heating.
Partial double glazing.
New Roof 2021





Floor Plan



TOTAL FLOOR AREA: 1751 sq.ft. (162.7 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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