

# HUNTERS®

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**8 St. Andrews Gate, Kirkby Malzeard, Ripon, HG4 3SP**

**Guide Price £395,000**

**Property Images**





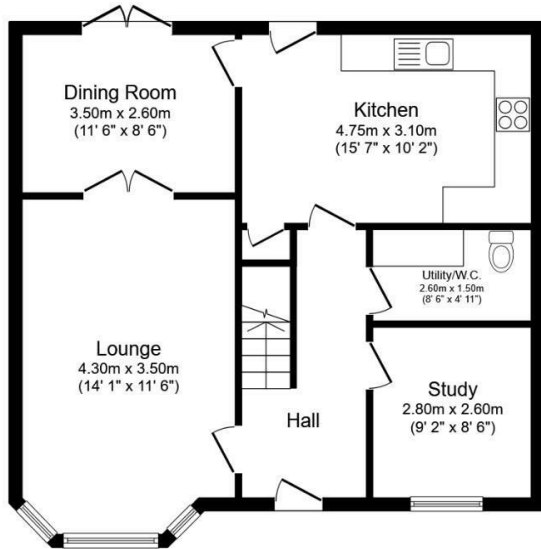
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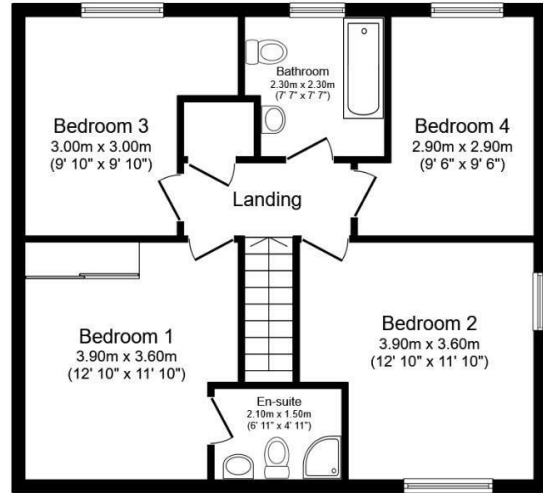
## Property Images



## Floorplan



**Ground Floor**  
Floor area 64.8 sq.m. (698 sq.ft.)

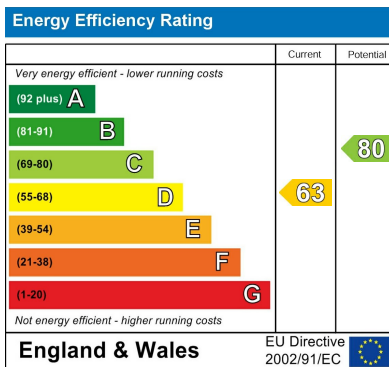


**First Floor**  
Floor area 79.4 sq.m. (855 sq.ft.)

Total floor area: 144.3 sq.m. (1,553 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC



## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

A well presented and well maintained stone built four bedroomed detached family home with two reception rooms and a separate study, utility room and WC, driveway and single garage with lovely rear private garden, set in a lovely small development of similar properties set in the heart of Kirkby Malzeard village which boasts a thriving community with a village shop, butchers, fish and chip shop, garage, church, community hall and primary school all within a short drive of Ripon City, Masham and the A1,

Comprising of entrance hallway with stairs to the first floor, lovely light lounge with bay window that opens to the dining room to the rear with doors that open to the garden. The kitchen is fitted with a good range of units with plenty of workspace and some fitted appliances with useful under stairs cupboard, there is a separate utility room and WC and a study to the front of the property with bay window.

To the first floor are four bedrooms, the master with fitted wardrobes and en-suite shower room, there is a house bathroom with a three piece suite and the landing has a built in cupboard ideal for storage which houses the water tank. There is loft access via the loft hatch from the landing.

To the front is a dwarf wall with gated access to the front, a side driveway which leads to the single garage to the rear. The garden is a really lovely space and very private with spacious patio area and lawn with planted borders and side gated access. The property comes complete with double glazing and central heating and is a lovely family home ready to make your own and must be viewed to appreciate.

## Features

• TWO RECEPTION ROOMS AND A STUDY TO THE GROUND FLOOR • WC AND UTILITY ROOM TO GROUND FLOOR • LOVELY REAR PRIVATE GARDEN • SINGLE GARAGE AND DRIVEWAY • POPULAR VILLAGE LOCATION GREAT AMENITIES AND PRIMARY SCHOOL • EASY ACCESS TO RIPON, MASHAM AND MOTORWAY NETWORK • FOUR BEDROOMS • LOVELY VILLAGE SETTING