

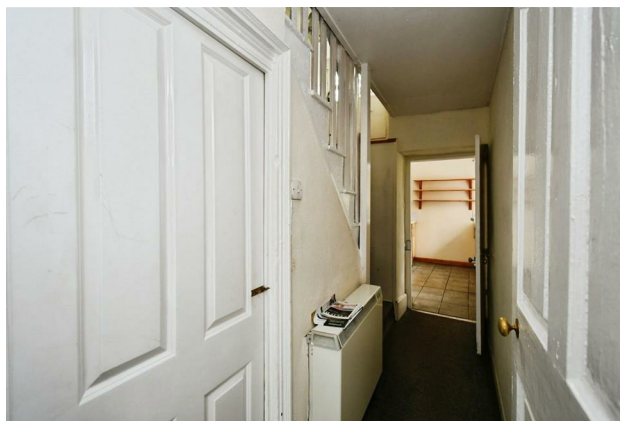
# HUNTERS®

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

Asking Price £225,000

Property Images



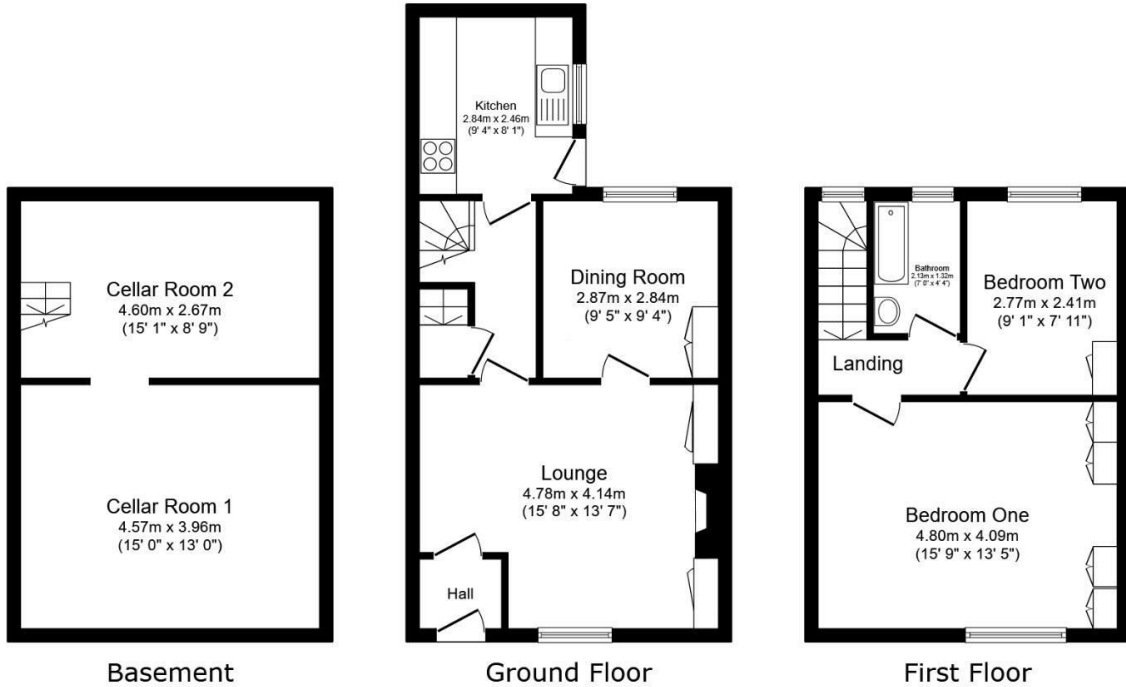
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## Property Images



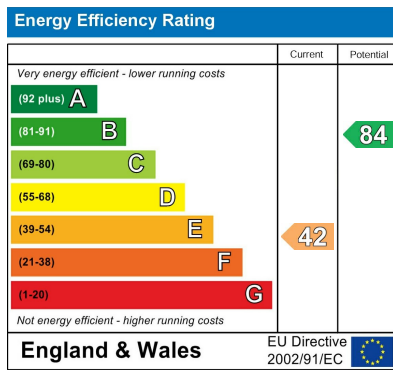
## Floorplan



Total floor area: 106.2 sq.m. (1,143 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

## EPC



## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

This delightful mid-terrace house built circa 1700s presents a fantastic opportunity for those looking to enhance and extend a period property, with two reception rooms, kitchen, sizeable cellar and undeveloped rear stone built out-building which offers a whole host of opportunities subject to planning.

The home features a spacious lounge, complete with an inviting open fire with back boiler, perfect for cosy evenings. Adjacent to the lounge is a separate dining room and extension housing a fitted kitchen.

The property boasts two bedrooms, a sizeable double with fitted wardrobes and a single with fitted cupboards, ensuring ample accommodation for family or guests. The house bathroom is fitted with a classic three-piece suite, offering convenience and comfort. Please note there is a hidden staircase behind the wall of the bathroom that would give access to the second floor, which would present its self to further re modeling and development of a loft conversion subject to permissions.

One of the standout features of this property is the useful cellar accessed from the hallway, which comprises two rooms that offer excellent potential whether for additional living space or storage subject to permissions.

Externally, the home is complemented by charming cottage-style gardens, adorned with mature shrubs and borders that create a tranquil outdoor retreat. At the rear, a stone-built outbuilding presents further possibilities for use, subject to the necessary permissions, making it an ideal space for a workshop, studio, or additional storage.

Please note the property has been re-roofed within the last 5 years.

This property is not only a lovely home but also a canvas for your imagination, allowing you to create a space that truly reflects your style and needs. With its period charm and potential for improvement, this house is a must-see for anyone looking to invest in a property with character in a picturesque village setting.

## Features

• PERIOD TERRACE PROPERTY • SPACIOUS LOUNGE WITH OPEN FIRE • DINING ROOM • FITTED KITCHEN EXTENTION • USEFUL CELLAR POSSIBLE FOR RE-DEVELOPMENT • TWO BEDROOMS WITH FITTED WARDROBES/CUPBOARDS • HOUSE BATHROOM ( WITH HIDDEN STAIRS TO SECOND FLOOR POTENTIAL FOR CONVERSION)) • ENCLOSED REAR COTTAGE STYLE GARDEN • UNDEVELOPED REAR STONE OUT BUILDING WITH REAR ACCESS • PROEPRTY RE- ROOFED WITHIN AROUND LAST 5 YEARS