

Mark Stephenson's

ESTATE & LETTING AGENTS



9 Ducks Farm Close, Kirby Misperton, Malton, YO17 6XH

£325,000

- Superbly extended family home
- Extends to approx 1400 sqft
- Generous private parking
- Exceptional condition throughout
- Small scale private development
- Fantastic open plan living/dining
- Four bedrooms & three bathrooms
- Mains gas centrally heated

9 Ducks Farm Close, Kirby Misperton YO17 6XH

Superbly presented family home forming part of this small scale development off the village Main Street. Having run as a successful holiday let during the last few years number 9 has been greatly extended so as to provide nearly 1400 sqft internal floor area and would of course now make an ideal family home. The open plan living and dining space creates a wonderful place to relax with the large French doors giving access onto the fully enclosed low maintenance gardens. There are four good bedrooms, an excellent home office area, two en-suites and family bathroom.



Council Tax Band:



General information

Kirby Misperton is a small traditional village, situated in a beautiful, unspoilt countryside within the Vale of Pickering, lying to the west of the A169 between the market towns of Pickering and Malton. Heading into the village from the main road turning left onto the village Main St. Number 2 is on the right hand side behind the village notice board.

The historic market town of Pickering (4 miles) is known as the gateway to the Moors. The town boasts a number of public houses, supermarkets, leisure and sport facilities, local independent shops and cafes as well as a 13th century castle, the North York Moors steam railway and a museum. Malton (7 miles) offers a further excellent range of amenities including many independent shops and cafes and is served by both regular buses and trains to the historic city of York.

Services

Mains supply of gas, water, electricity and drainage.

Hallway

Cloaks/WC

Living/dining

Kitchen

First floor landing

Study area

Bedroom 1

En-suite shower room

Bedroom 2

Bedroom 3

Bathroom

Second floor

Bedroom 4

En-suite

Outside space/gardens

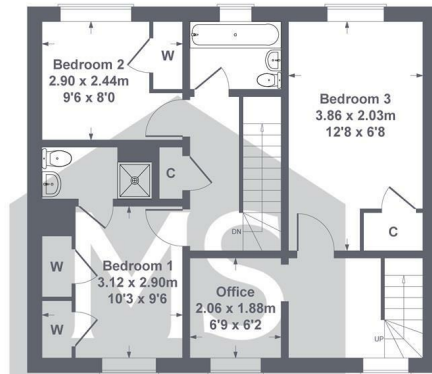
Off road parking area

Located opposite and allowing easy parking for two generous vehicles.

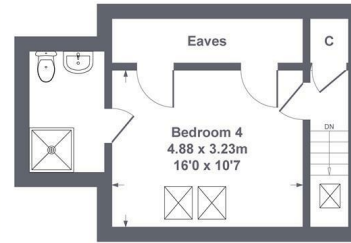
Approximate Gross Internal Area 1395 sq ft - 130 sq m
(Excluding Eaves)



GROUND FLOOR



FIRST FLOOR

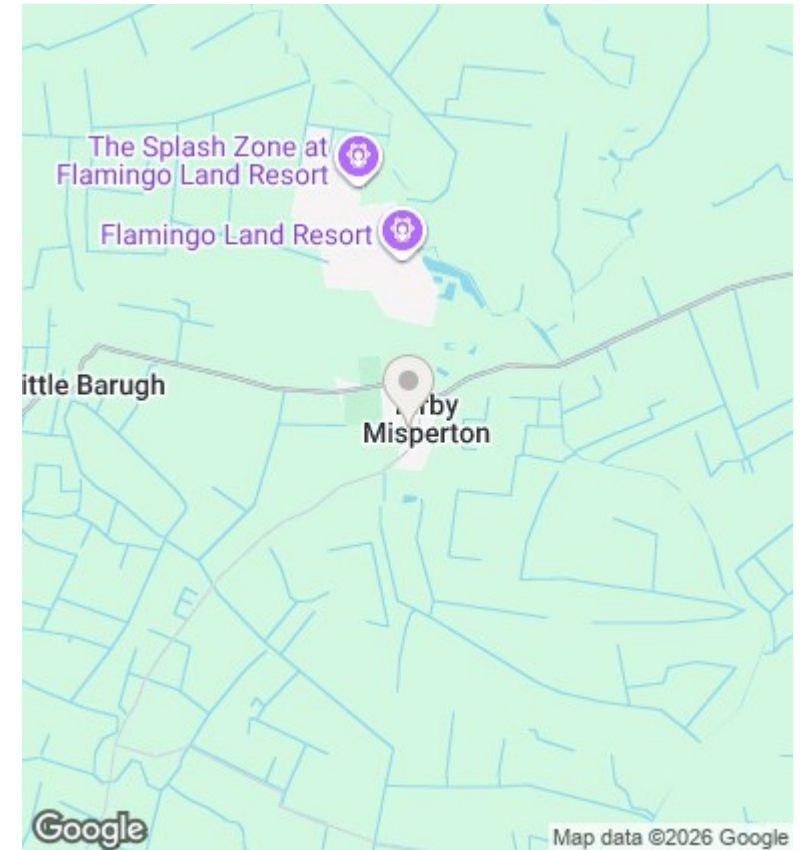


SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	