

# HUNTERS®

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

**Asking Price £525,000**

**Property Images**



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## Property Images



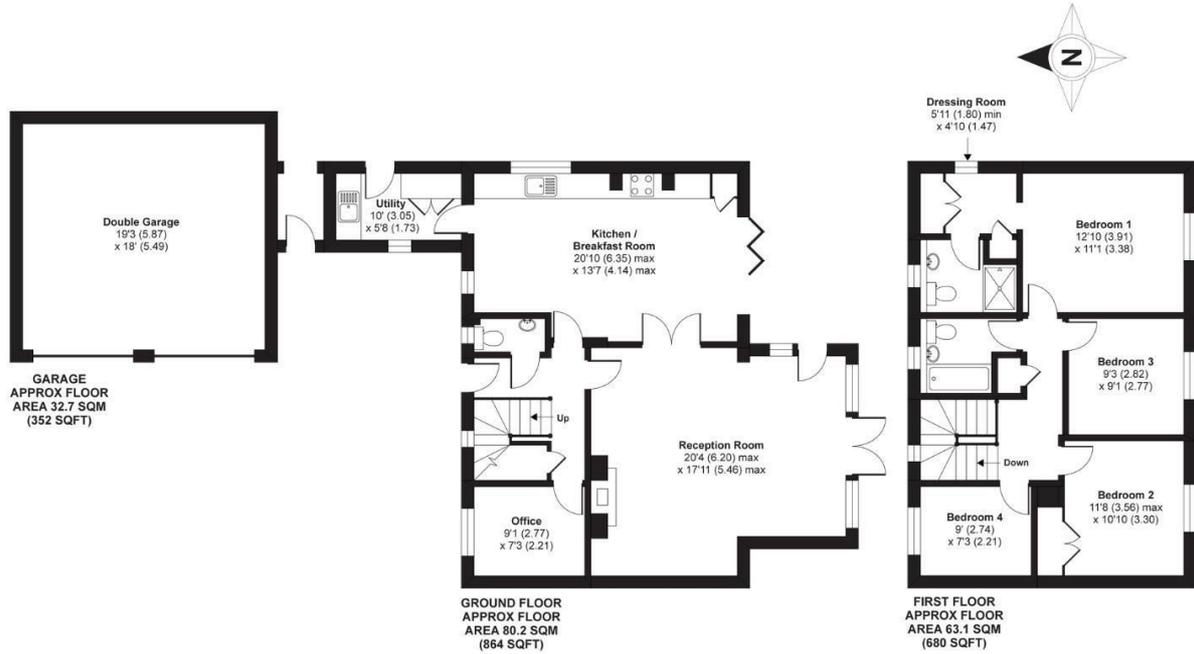
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## Property Images



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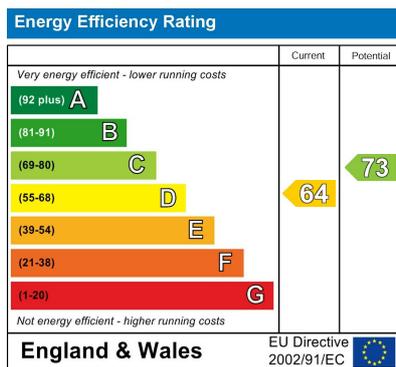


APPROX. GROSS INTERNAL FLOOR AREA 1896 SQ FT 176.1 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### EPC



### Map



### Details

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

A nicely presented four bedroom detached family home offering spacious well planned extended accommodation with double garage, driveway and rear enclosed garden, all set in the heart of this thriving village location

Comprising of: Entrance hallway with curved staircase to the first floor with cloakroom with WC and separate study to the ground floor. There is a fabulous breakfast kitchen with centre island, fully integrated appliances, plenty of workspace and bi-fold doors that open to the garden. The utility room is to the side with plenty of storage, space for washing machine, tumble dryer and access to the garden. There are double doors that open from the kitchen to a beautifully appointed and extended lounge with pitched ceiling, cosy log burner, wooden flooring and double doors that open to garden.

To the first floor are four beautifully appointed bedrooms, the master has a dressing area and en-suite shower room and the guest bedroom has built in wardrobes. The house bathroom has a three piece suite with shower over the bath. On the landing is the loft access and storage cupboard. Externally is an enclosed garden with paved sitting area and green house with fenced boundaries. To the front is a driveway which leads to the double garage with power.

Kirkby Malzeard is a very sought after village with primary school, public house and plenty of amenities for daily needs, but the village is only 6.5 miles from Ripon city and is in catchment for Ripon Grammar School.

## Features

• DOUBLE GARAGE • SPACIOUS DINING KITCHEN • EXTENDED LOUNGE DINER WITH LOG BURNER • REAR ENCLOSED GARDEN • GROUND FLOOR WC AND STUDY • UTILITY ROOM • FOUR BEDROOMS MASTER WITH EN-SUITE • LOVELY VILLAGE LOCATION • EPC RATING D