

HUNTERS®

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St. Andrews Gate

Kirkby Malzeard, Ripon, HG4 3SP

Asking Price £369,950



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.



Additional Information
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Offer Acceptance & AML Regulations
Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

Mortgage Advice
We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.

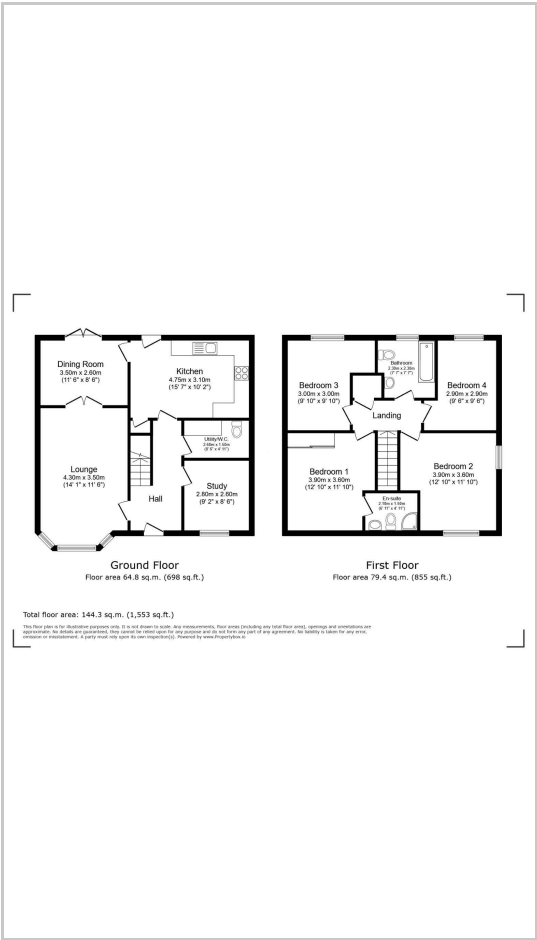
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

Please Note
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

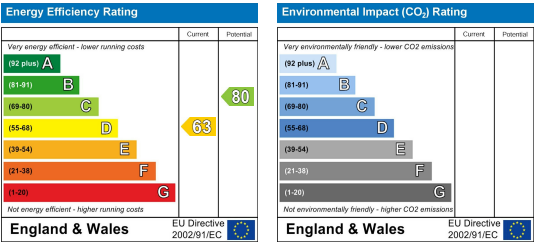
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.