

# HUNTERS®

HERE TO GET *you* THERE

**Conifers Main Street, Kirkby Malzeard, Ripon, HG43RS**

**Price Guide £500,000**

**Property Images**

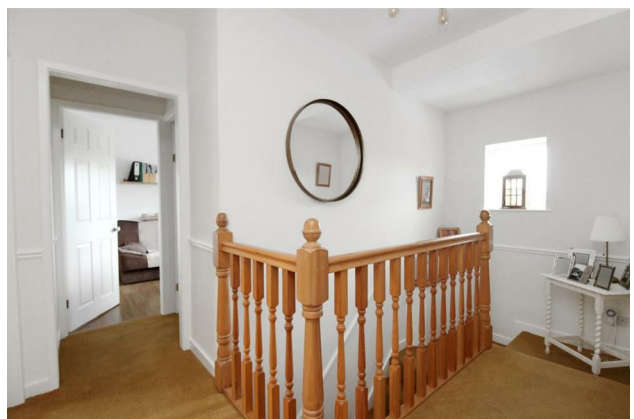




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## Property Images





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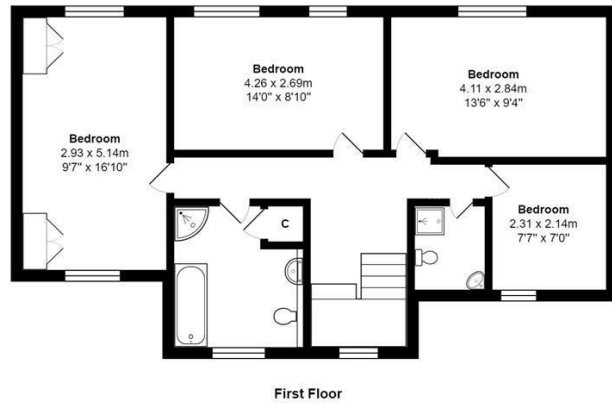
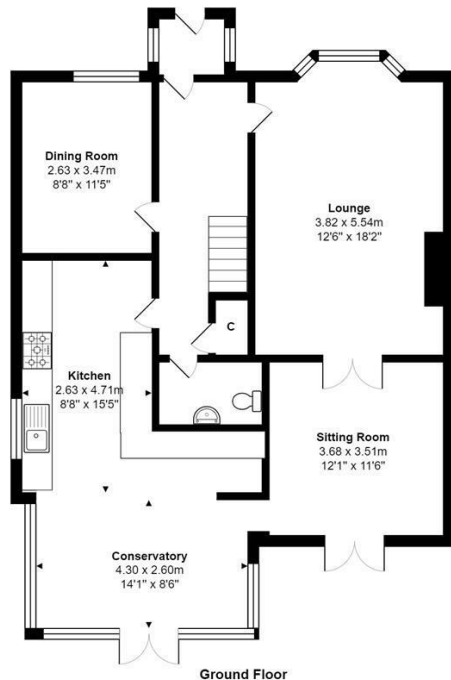
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Total Area: 159.3 m<sup>2</sup> ... 1714 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Terraced Beds: 4 Bathrooms: 2 Reception: 3 Tenure: Freehold

## Summary

A beautifully presented and surprisingly spacious four bedroom cottage style property offering modern interiors, open plan living kitchen which over looks the garden, two further reception rooms, ground floor WC, rear enclosed garden with far reaching views, large tandem garage and parking all set within this very sought after village.

Comprising: spacious entrance hallway with stairs to the first floor, useful storage cupboard and WC/cloaks. The lounge is a lovely size with bay window, hard flooring and inset log burner, this leads through to a lovely snug at the rear with double doors to the garden. There is also a dining room to the front of the property. To the rear is a fabulous open plan living kitchen, fitted with a great range of stunning units with granite work tops and integrated appliances, tiled floor and double doors that open to the garden.

To the first floor are four good sized bedrooms two with fitted wardrobes and a spacious modern house bathroom and further shower room. There is also a good sized loft area accessed by a drop down ladder for storage.

Externally to the side under the archway is access to the rear garden and can provide off street parking, this leads to the tandem garage at the rear which is a great size with power and up and over door.

The garden is fully enclosed with superb far reaching views a fabulous timber summer house and fenced boundaries with planted borders and lawn area.

Kirkby Malzeard village is a very sought after location offering an abundance of local facilities including, local shop, butchers, hairdressers, fish and chip shop, garage, public house, primary school and church with a real village community. The village lies within 15 minutes drive of Masham and Ripon city with the A1 within easy access. This village is also in catchment to the popular Ripon Grammar School.

## Features

- THREE RECEPTION ROOMS • LOVELY OPEN PLAN LIVING KITCHEN • ENCLOSED REAR GARDEN WITH OPEN VIEWS • SINGLE GARAGE WITH POWER • DRIVEWAY TO THE SIDE • CENTRALLY HEATED AND DOUBLE GLAZED • A MUST SEE PROPERTY • STUNNING FOUR BEDROOM VILLAGE PROPERTY