

**Turnway Main Street, Kirkby Malzeard, Ripon, North Yorkshire, HG4 3SF**

**Guide Price £495,950**

**Property Images**



## Property Images

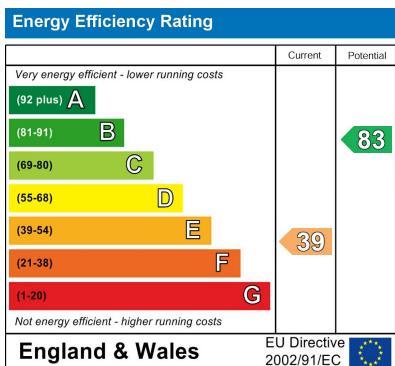


## Floorplan



Total Area: 139.9 m<sup>2</sup> ... 1506 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: null Receptions: null Tenure: Freehold

## Summary

A beautiful spacious three bedroom family home filled with an abundance of period features with two reception rooms, a stunning modern kitchen, a ground floor shower room, modern family bathroom, a private rear garden laid to lawn, single garage with workspace to the rear and first floor room currently set up an occasional bedroom with WC/kitchenette and private parking.

Entrance to the front into a lovely spacious lounge/dining room with tiled floor with under floor heating and log burner with beamed ceiling. There is a further sitting room with beamed ceiling and log burner. The kitchen has a fabulous range of wall and base units with granite work tops, some fitted appliances, breakfast bar, underfloor heating and ceiling lantern style window. There is also a ground floor modern shower room with a three piece suite WC, wash hand basin and shower enclosure.

To the first floor is a spacious landing area with large built- in storage cupboard. There are three bedrooms, the master has original stripped flooring and beam to ceiling. The modern bathroom has a freestanding curved bath with glass shower screen and wall mounted shower, WC and wash hand basin.

Externally there is a gated paved pathway that leads to the garden at the rear which is laid to lawn with a greenhouse, paved sitting area and hedge boundaries. There is also direct access from the pathway to the side of the garage which is ideal for storage to the front with a workspace to the rear. To the first floor of the garage is a purpose built space currently utilized as an occasional bedroom/workroom with WC and kitchenette area.

To the front of the garage is private parking

Please note there is walking right of access across the path at the rear to the property next door.

## Features

- TWO SPACIOUS RECEPTION ROOMS WITH BEAMS AND LOG BURNERS
- STUNNING MODERN KITCHEN EXTENSION TO THE REAR
- THREE BEDROOMS AND MODERN FAMILY BATHROOM
- GARAGE WITH REAR WORK SPACE AND FIRST FLOOR OCCASIONAL BEDROOM/WORK SPACE WITH WC AND KITCHEN AREA
- PRIVATE PARKING
- LOVELY SUNNY REAR PRIVATE GARDEN LAID TO LAWN WITH PATIO AREA
- VERY SOUGHT AFTER VILLAGE LOCATION WITH LOCAL AMENITIES
- A BEAUTIFUL FAMILY HOME FILLED WITH PERIOD FEATURES WITH MODERN FIXTURES AND FITTINGS
- EASY ACCESS TO RIPON AND SURROUNDING
- CATCHMENT FOR RIPON GRAMMAR SCHOOL