

**D**avis  
**L**und

St. Andrews Gate  
Kirkby Malzeard  
Ripon  
HG4 3SP  
Offers Over £350,000





## **Accommodation**

A delightful three bedroom semi-detached house, occupying a quiet cul-de-sac setting and revealing a light and airy interior, being neutrally decorated throughout. Extended to the rear, with the addition of a conservatory, the property now offers a spacious and flexible layout, sure to suit a variety of purchasers. A lovely enclosed rear garden, garage and parking, all add to the appeal, with this desirable family home.

Situated in the highly sought after village of Kirkby Malzeard, located approximately 6 miles from the cathedral city of Ripon, Kirkby Malzeard itself offers a number of amenities, including a shop, public house, garage/petrol station, butchers and primary school.

On the ground floor the main entrance door leads into the hallway, with a cloakroom/WC and stairs rising to the first floor. The good size living room offers views over the rear garden and a feature fireplace, which offers the potential to add a burner. The kitchen comes fitted with a range of modern units, leading into the good size open plan dining room, with access back to the lounge. Patio doors lead to the conservatory, which completes the downstairs layout, enjoying views and access to the rear garden. To the first floor there is a landing with an airing cupboard and loft access, main bedroom with a dressing area and part tiled ensuite shower room, two further double bedrooms (one with fitted wardrobes) and the part tiled house bathroom, fitted with a white three piece suite. The property is double glazed and oil central heating is in place.

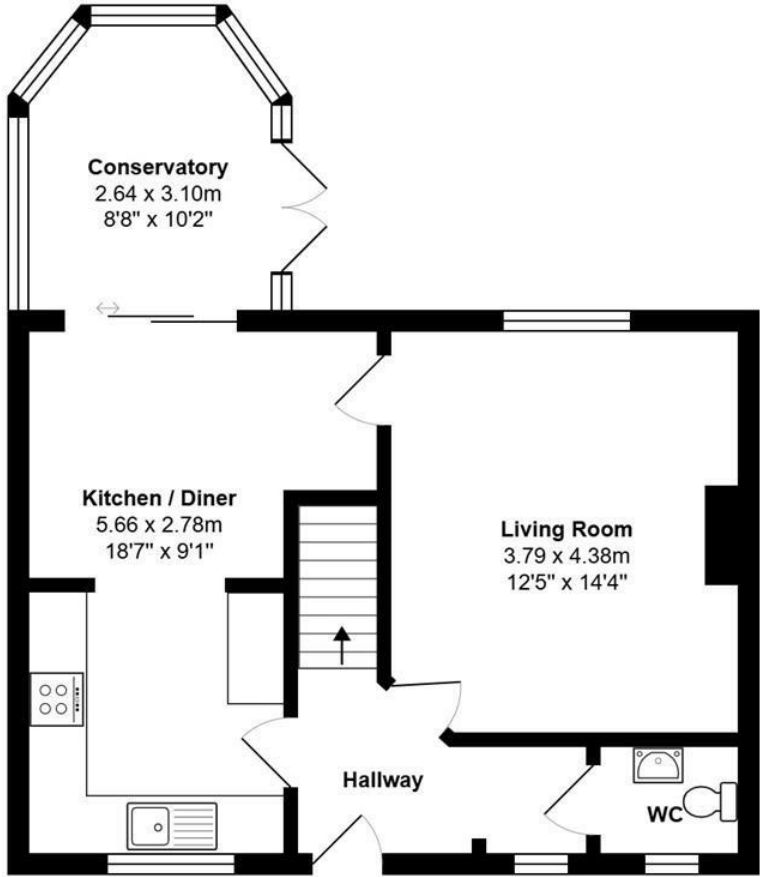
Externally there is block paved driveway parking, also giving access to the single garage. The oil tank is neatly concealed, whilst gated access leads to the side of the house and rear garden. The house sits on a lovely established plot, with the delightful south facing rear garden, offering a high degree of privacy, whilst being perfect for purchasers with pets and children. The garden is part laid to lawn, with fenced boundaries, a patio entertainment area and handy storage shed.

The highly desirable location and lovely setting, make viewing essential, for those seeking modern village life.

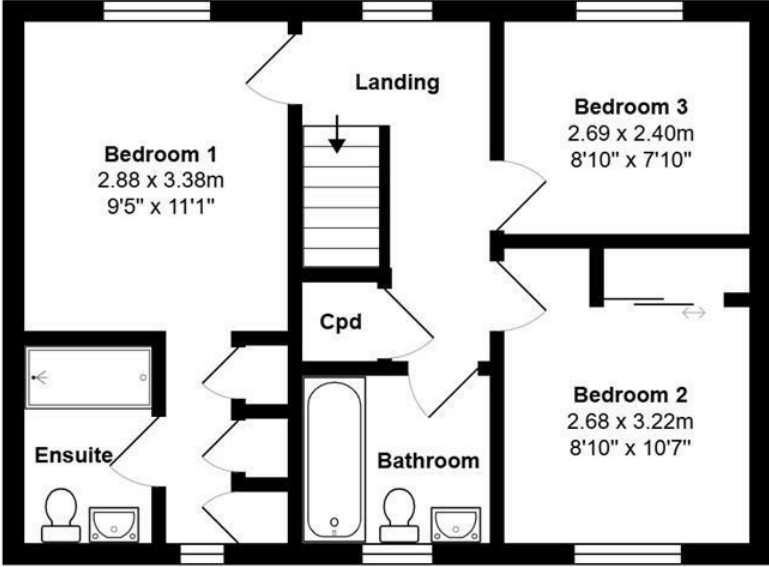




Floorplan



Ground Floor



First Floor

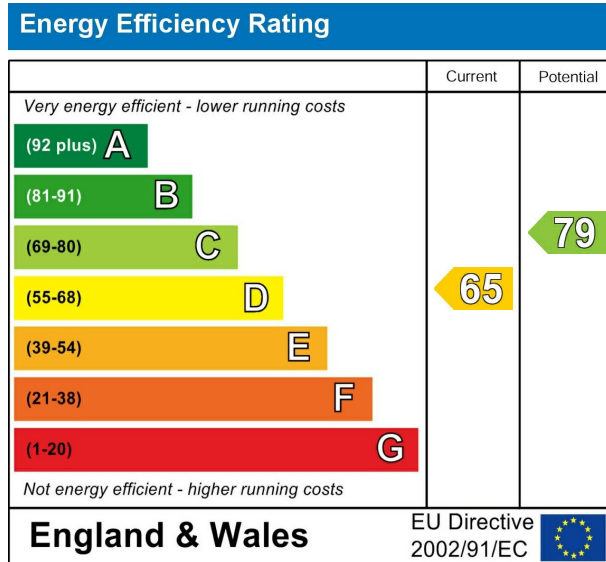


Garage





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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