

Davis
Lund

Main Street
Kirkby Malzeard
North Yorkshire
HG4 3SE

Guide Price £225,000





Accommodation

Nestled in the charming village of Kirkby Malzeard, this beautifully presented cottage is sure to appeal to a variety of purchasers, including first time buyers and those looking to downsize, whilst the cottage has also previously been a very successful holiday let. Offered to the market with the option of being fully furnished and with no onward chain, this home is truly turnkey.

The cottage is 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 entering the property, you are welcomed by a cosy lounge/diner, with exposed wooden beams, an attractive fireplace and wood burning stove. The kitchen comes fitted with a range of stylish units and appliances, whilst offering a lovely outlook onto the rear courtyard. There is a separate utility area, providing storage and housing the boiler, with a door giving access to the rear courtyard. Rising to the first floor there is a small landing with loft access, generous double bedroom which is neutrally decorated, offering ample space for a dressing area and wardrobe storage. The luxurious bathroom completes the layout, fitted with a white suite, including a freestanding bath and separate shower cubicle.

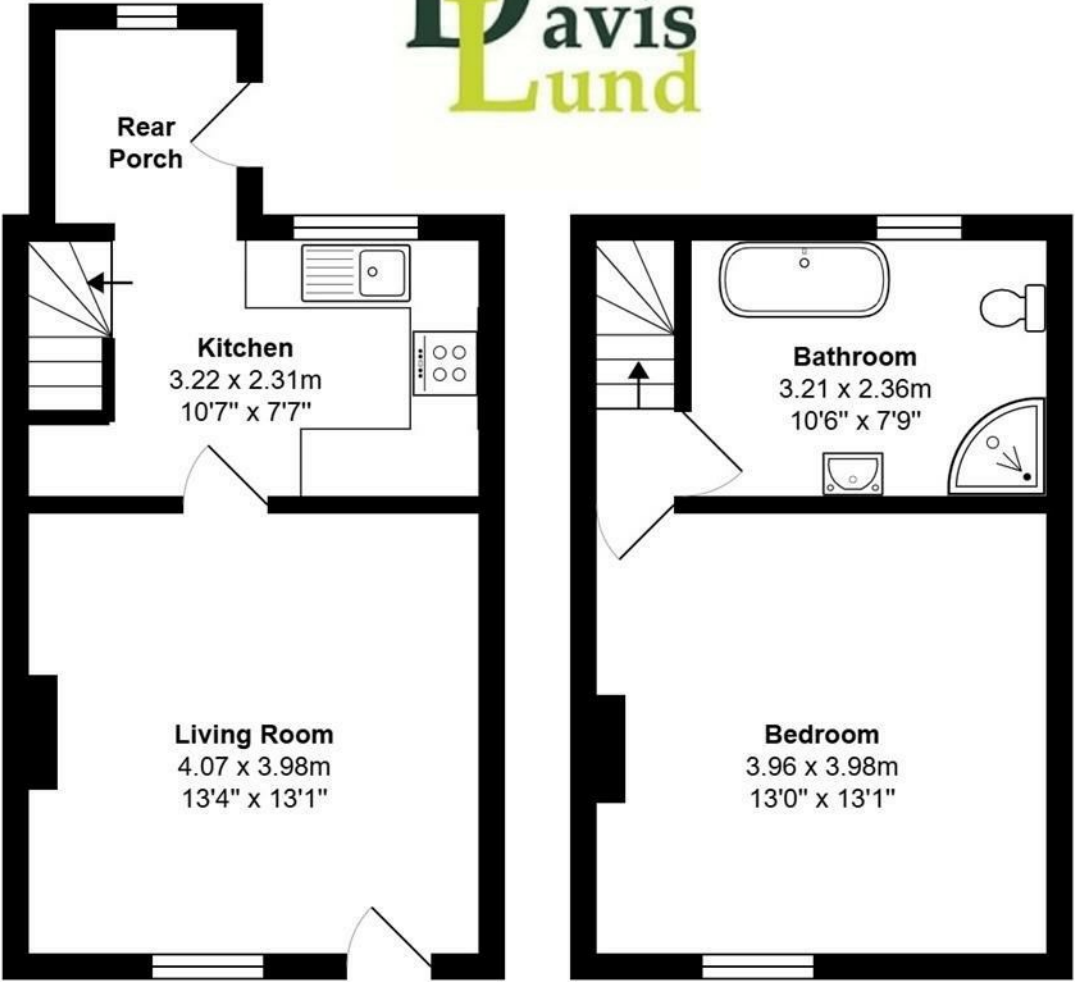
Externally, the front of the property boasts a pretty cottage garden, mostly gravelled for ease of maintenance, with a gate and pathway leading to the front door. A bench offers a lovely spot for outdoor seating, making the most of the evening sun. To the rear of the property there is a small fully enclosed courtyard, offering a good degree of privacy and space for outdoor dining, whilst there is also a handy stone built store/outbuilding. The property also benefits from double glazing throughout and oil central heating. Street parking is available to the front of the property, on a first come first served basis.

An early viewing is advised for those looking for a property full of character, this picture postcard cottage has been immaculately maintained and stylishly decorated throughout, whilst retaining its charming character features.



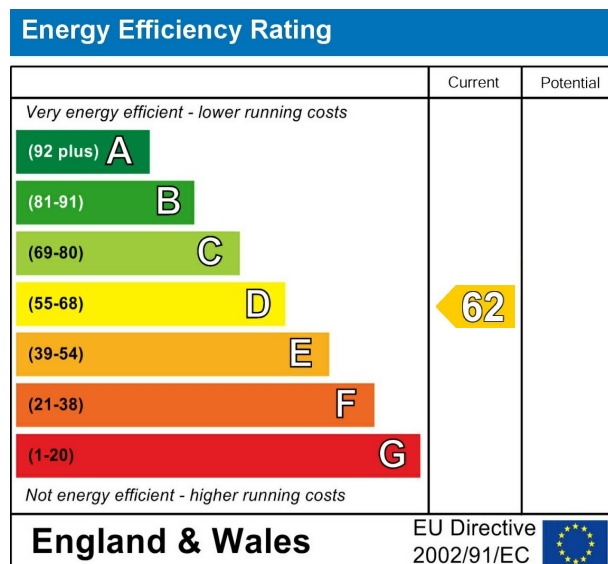


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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