Davis Lund

St. Andrews Meadow
Kirkby Malzeard
North Yorkshire
HG4 3SW

Guide Price £325,000











Accommodation

A thoughtfully laid out and extended two bedroom detached bungalow, occupying a prime position in the sought-after village of Kirkby Malzeard. With an idyllic, open outlook to the rear, the property is sure to appeal to a range of buyers, whilst it is also offered to the market with no onward chain.

Lovingly maintained by its current owner, the property would now benefit from some updating in areas. This presents the purchaser with the exciting opportunity to tailor the decor to suit their personal tastes.

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.

Entering the property, there is a spacious entrance hall with space for hanging coats and loft access. The lounge/diner is well-proportioned, with ample space for a dining table and an open fire adding to the charm. From the lounge/diner, a conservatory provides access to the rear garden and enjoy a peaceful outlook over open countryside. The kitchen is fitted with a range of units and a tiled splashback, and leads to a useful utility room/WC with garden access. There is a good size main bedroom with a bay window and fitted wardrobes, and a further double bedroom with a handy storage cupboard. The part tiled bathroom completes the accommodation, and is fitted with a white suite, including a bath with shower over. The property is double glazed throughout and benefits from oil fired heating.

Externally, a gravelled driveway to the front of the property provides parking for two vehicles and access to the single garage. A paved pathway leads to the main entrance door and to the rear garden. The fully enclosed garden is predominantly laid to lawn, making it ideal for families and pet owners. A patio seating area provides an ideal space for outdoor dining and relaxation, while enjoying lovely countryside views.

Offering plenty of potential in a peaceful setting, this delightful bungalow is sure to appeal to a range of buyers. An early viewing is highly recommended.









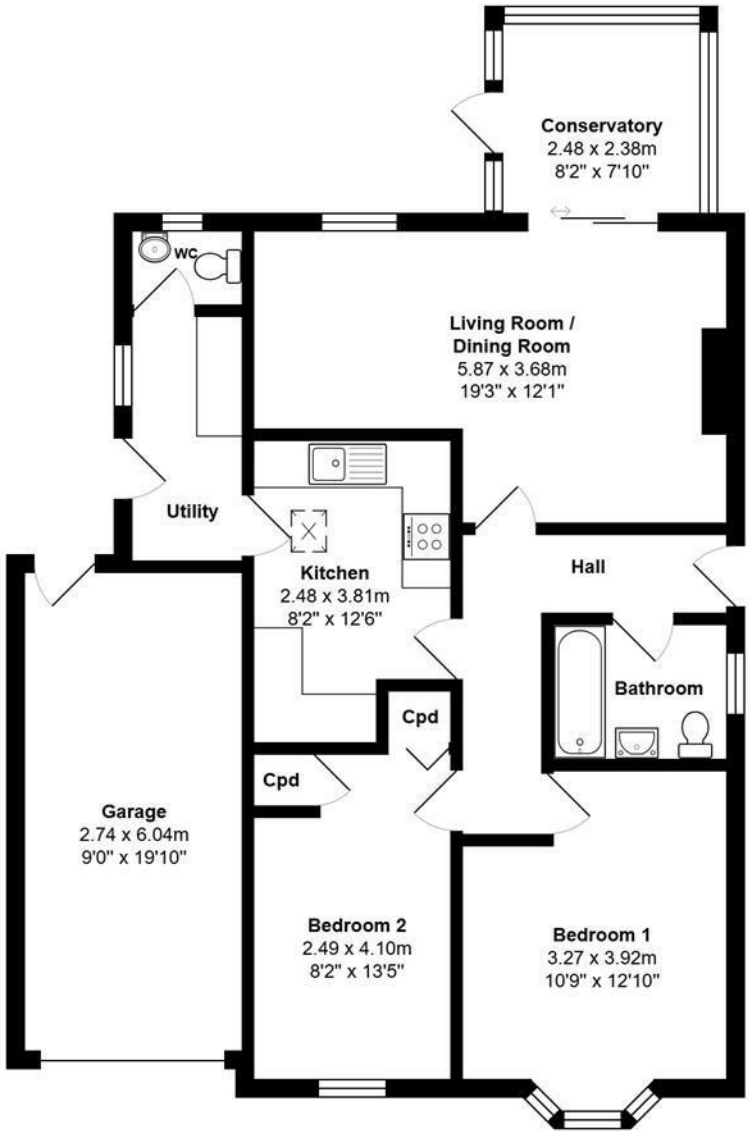








Floorplan


Conservatory
2.48 x 2.38m
8'2" x 7'10"
WC
Living Room /
Dining Room
5.87 x 3.68m
19'3" x 12'1"
Utility
Kitchen
2.48 x 3.81m
8'2" x 12'6"
Hall
Bathroom
Cpd
Cpd
Garage
2.74 x 6.04m
9'0" x 19'10"
Bedroom 2
2.49 x 4.10m
8'2" x 13'5"
Bedroom 1
3.27 x 3.92m
10'9" x 12'10"

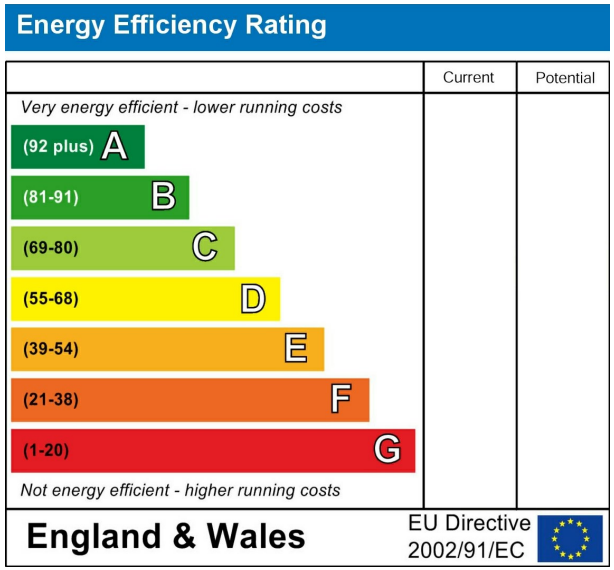


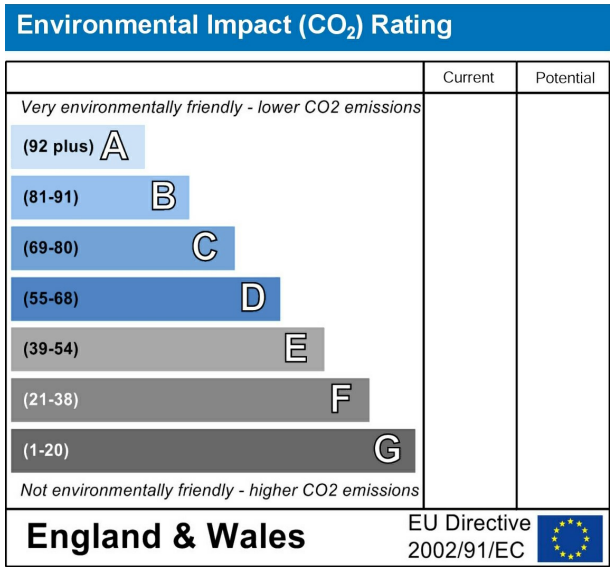






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