





Accommodation

A charming two bedroom character cottage, nestled in the highly sought after village of Kirkby Malzeard. Retaining plenty of period features, whilst being extended to the rear, the property is sure to appeal to a range of purchasers, whilst also being offered to the market with no onward chain.

Situated in the popular 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 a primary school, along with a great community spirit.

On entering the property through the main entrance door, there is the lovely open plan living area. Enjoying a double aspect, the accommodation feels particularly light and airy, with a cosy log burner, stone mantle, alcove storage and a bay window all adding to the charm. The kitchen is fitted with a range of modern units and appliances, including a Belfast sink, dishwasher and halogen hob, whilst a stable door allows access to the garden. A breakfast bar is also incorporated, perfect for informal dining. Rising to the first floor, there is a part tiled bathroom off the half landing, which is fitted with a white suite, including a freestanding bath and separate shower enclosure. Neutrally decorated, both bedrooms are good size doubles, with wooden floors giving a cosy feel. The property is double-glazed throughout and benefits from oil central heating.

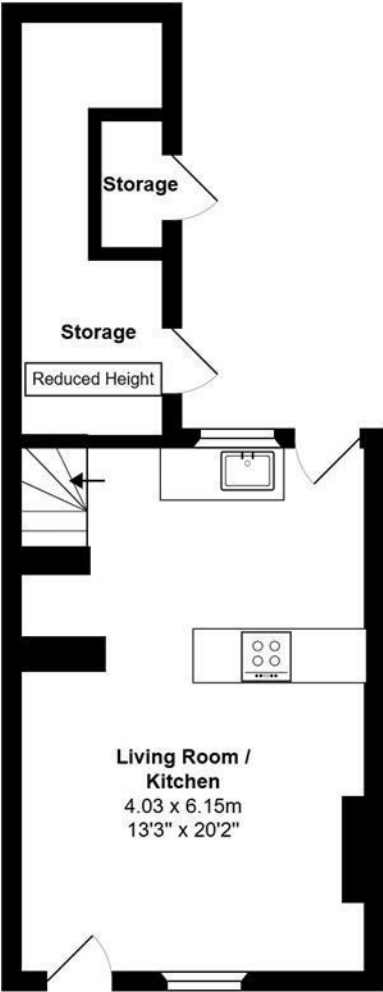
Externally, street parking is available to the front of the property. To the rear, there is a delightful courtyard garden, which is fully enclosed, ideal for those with children or pets. The garden is designed with low maintenance in mind, being mostly gravelled with small flowerbeds, whilst there is space for outdoor dining and flowerbeds. Under the extension, there is extensive storage, also housing the oil boiler.

Beautifully finished throughout and in such an idyllic village, an early viewing is advised on this highly desirable home.

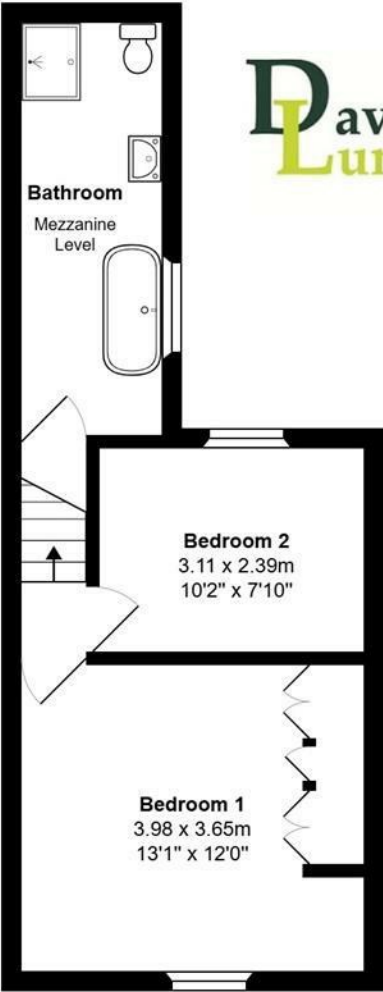




Floorplan



Ground Floor



First Floor

Davis
Lund



EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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