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ST. ANDREWS MEADOW, KIRKBY MALZEARD, RIPON, HG4 3SW

Offers Over £450,000

3 BEDROOM DETACHED BUNGALOW
EPC Rating: D

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Offered with no onward chain, this substantial detached bungalow occupies a highly desirable position within a quiet cul-de-sac, conveniently located within walking distance of the village's amenities. Extending to just under 1500 sq ft, the property offers generous and versatile single-storey accommodation in an enviable setting.

Set behind a lawned frontage, a double-width driveway provides ample off-street parking and leads to an integral single garage with electric up and over door. Internally, a central entrance hall gives access to a spacious and well-balanced layout, including a generous lounge and separate dining room, providing two reception rooms ideal for both everyday living and entertaining.

The well-appointed kitchen offers ample storage and workspace, while the three-bedroom configuration provides excellent flexibility for families, downsizers, or those requiring a home office. The principal bedroom benefits from fitted wardrobes and a brand new en-suite shower room, complemented by a separate house bathroom. The remaining bedrooms are both well-proportioned and enjoy pleasant outlooks.

A particular feature of the property is the private, fully enclosed south-facing rear garden, which has been designed to make the most of its wonderful position. Enjoying a high degree of privacy, the garden features lawned and patio areas ideal for outdoor dining and relaxation, whilst benefitting from far-reaching views across the adjoining farmland and open countryside beyond.

Kirkby Malzeard is a highly regarded and picturesque village situated on the edge of the beautiful Nidderdale countryside, offering an excellent balance of rural charm and everyday convenience. The village benefits from a thriving community and an excellent range of amenities, including a village shop, butcher, public houses, café, church, sports facilities and a well-regarded primary school. Further schooling options are available in nearby Ripon, including several highly regarded state and independent schools. The village is well placed for commuting, with easy access to the A61 and A1(M), providing links to Harrogate, Ripon, Leeds and York. The historic cathedral city of Ripon lies approximately 6 miles away and offers a wider selection of shops, supermarkets, restaurants and leisure facilities, whilst the spa town of Harrogate is within easy reach. Surrounded by rolling countryside and close to the Nidderdale Area of Outstanding Natural Beauty, Kirkby Malzeard is an ideal location for those seeking village life without sacrificing connectivity.

Material Information

TENURE - The property is freehold.
SERVICES - The property has mains electric, water and drainage/sewerage, which were connected and working at the time of our inspection.
HEATING - Oil central heating.
BROADBAND - Please check the Ofcom website.
MOBILE SIGNAL & COVERAGE - Please check the Ofcom website.
FLOOD RISK – Very low risk of flooding.
PLANNING PERMISSION – None in the immediate area.
EPC: D
COUNCIL TAX: E

ST. ANDREWS MEADOW, KIRKBY MALZEARD, RIPON, NORTH YORKSHIRE,

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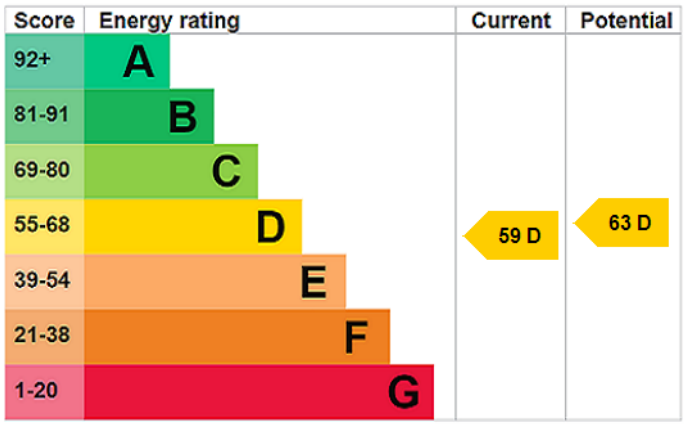






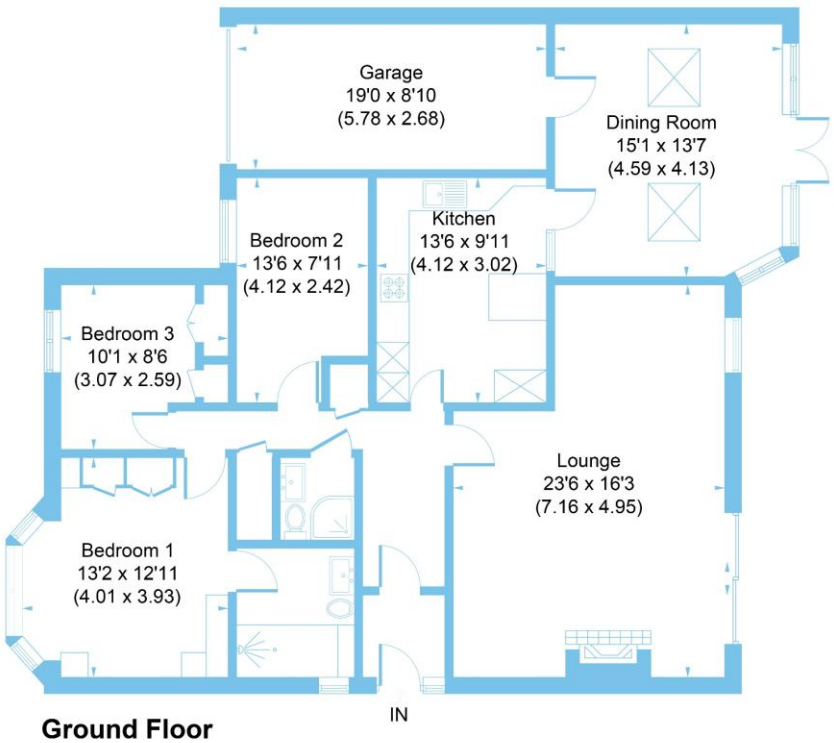






St Andrews Meadows, Kirkby Malzeard, HG4

Main House = 119.4 sq m / 1285 sq ft
Garage = 15.0 sq m / 161 sq ft
Total = 134.4 sq m / 1446 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.