

White Lodge Cottage

Main Street, Kirkby Malzeard, Nr Ripon, HG4 3RS



White Lodge Cottage is a good sized 2 bedroomed semi-detached house with a sitting room, kitchen breakfast room, Utility and WC, 2 double bedrooms and a family bathroom with a garage, carport, off-street parking and a very good sized garden situated in the heart of this sought after Dales village.

Masham 5 miles, Ripon 6 ½ miles, Harrogate 14 ½ miles, A1 11 ½ miles, Northallerton Train Station 18 ½ miles.

GUIDE PRICE
£295,000



White Lodge is a pretty semi-detached house situated in the middle of the highly sought-after village of Kirkby Malzeard with a garage, car-port and off-street parking. This lovely house has spacious accommodation and a good-sized garden. The property is sold in very good order. Entrance hall leads through to the sitting room with double aspect and bay window overlooking the front garden and an open fire place with stone surrounds and hearth. The kitchen/breakfast room has a good array of base and eyelevel units with ample worksurfaces with tiled splash back incorporating a one and half bowl sink unit with drainer, freestanding electric cooker with electric hob unit on top and 2 electric ovens below with an extractor fan above. Space for a dishwasher and an integral fridge/freezer. There is a door leading to the utility area with space/plumbing for a washing machine and dryer. Further door leads to the WC with further door leading to the garage, car port, off-street parking and garden.

Stairs lead to a landing with doors off to the bedrooms and bathroom. Bedroom 1 is at the front of the house with views over the front garden and has a large built-in wardrobe with mirror front and side vanity unit with drawers and cupboard. Bedroom 2 is a good sized double room with views over the rear garden. The family bathroom has a panel enclosed bath with overhead shower unit. Wash hand basin with tiled splash back and vanity mirror above, low level WC and wall mounted heated towel rail.

Outside

The gardens to White Lodge Cottage are a delight and would be perfect for a keen Gardner. The front garden is laid to gravel with mature hedging and planting. Side path leads to the immediate rear garden which is laid to paving with a green house and mature planting. A further path leads to the garage and car-port with space for off-street parking and a gate through to the main garden. Laid to lawn with mature planting and well stocked borders.

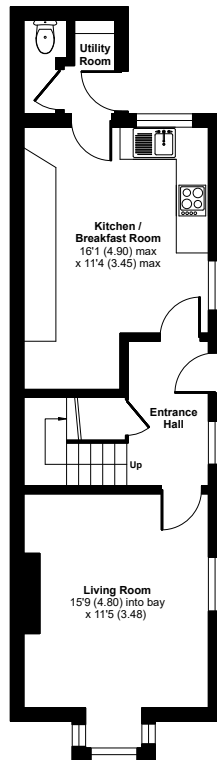
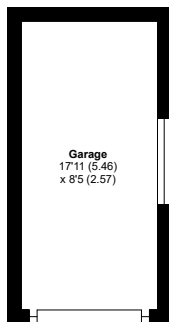
Location

Kirkby Malzeard is situated some 6 miles to the West of the Cathedral City of Ripon. The village is much sought after and has a great community. It has a pub, fantastic butcher's shop, grocers/newspaper shop, garage, great primary school, an excellent doctor's surgery as well as a Village Hall/Mechanics Institute and a Fish and Chip shop! There is a large recreation area (Highside playing field) with cricket/football pitch, tennis courts, pavilions and lots of space for children. Ripon itself is a short distance away and provides a wide range of shops etc. The countryside around Kirkby Malzeard is a delight with excellent riding and walking facilities and many local attractions among them Fountains Abby and the ruins at Hackfall. There is also a charming local golf course at Masham and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by. The prestigious Grantley Hall Hotel is also close by with its Michelin starred restaurant (Shaun Rankin) and numerous other restaurants as well as it's Nightclub, Spa and rooms.

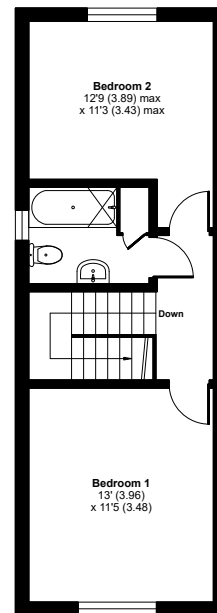


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity and drainage. Oil fired boiler.

Council Tax

Council tax is band "D" and payable to Yorkshire Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

As you come into the village from Ripon carry on up Main Street past the grocers shop on the left and White Lodge Cottage will be found on the right.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

Energy Performance

EPC is band "E". Full details available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		



Important Notice

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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.