



LOW KELD
Kirkby Malzeard

Carter Jonas

LOW KELD, MAIN STREET, KIRKBY MALZEARD, HG4 3SG

Ripon - 6 miles
Masham - 6 miles
Harrogate - 16 miles

Impressive new build detached house • 5 Double bedrooms • Large office • Three bathrooms • Sociable family kitchen • Sitting room • Cloakroom • Boot room/utility • Double garage • Ample driveway parking
Beautiful gardens • Reasonable running costs • Rural views • Popular village location

Tucked away just off the Main Street in the extremely popular village of Kirkby Malzeard is Low Keld, a property built in 2018 to an impeccable exacting standard with fantastic attention to detail and offering around 3,000 square feet of internal accommodation resulting in this fabulous family home.

The property briefly comprises: Spacious entrance hall with cloakroom, a triple aspect sitting room, large, sociable family kitchen with island and Sonos bluetooth sound system with ceiling speakers, lounge and dining areas with French doors to the gardens. There is a rear boot room/utility with a staircase to the large office/playroom above the double garage. The first floor accommodation is well positioned around a spacious landing with a large principal bedroom with a spacious en-suite shower room, two further dual aspect double bedrooms and a family bathroom with a separate shower. The second floor with a useful landing area features two mirror image double bedrooms either side of a shower room with an extremely unique floor.

The outside of the property is perfectly balanced with the secure west facing rear gardens with ample paved seating areas including across the whole of the rear of the property, fabulous rear lawns bordered by mature privacy hedging with various large planted beds and borders.

A FINE EXAMPLE OF AN IMPRESSIVE MODERN NEWLY BUILT 5 BEDROOM DETACHED HOUSE DEMONSTRATING SPACIOUS WELL THOUGHT-OUT ACCOMMODATION OVER THREE FLOORS IN THIS DELIGHTFUL SETTING WITH BEAUTIFUL WEST FACING REAR GARDENS SURROUNDED BY RURAL VIEWS IN THIS HIGHLY DESIRABLE VILLAGE LOCATION JUST 6 MILES FROM THE CITY OF RIPON.



A sheltered side garden has raised planters for vegetables and the attractive front garden is lawned with various planted beds for all year round colour. The gravel driveway provides ample parking for many vehicles and leads to the double garage with electric door offering even more parking.

Kirkby Malzeard is well equipped with a range of everyday facilities including a church, primary school, doctor's surgery, garage/petrol station, a newsagents/general store, butchers and a public house. More extensive everyday facilities are available in the neighbouring towns of Masham, Bedale and the City of Ripon. For the commuter, the A1(M) is within about 11 miles to the east and there are mainline railway stations in Thirsk, Northallerton, York and Harrogate.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: Oil fired central heating. Private sewerage treatment plant. Mains electricity. Under floor heating to the ground floor and bathrooms.

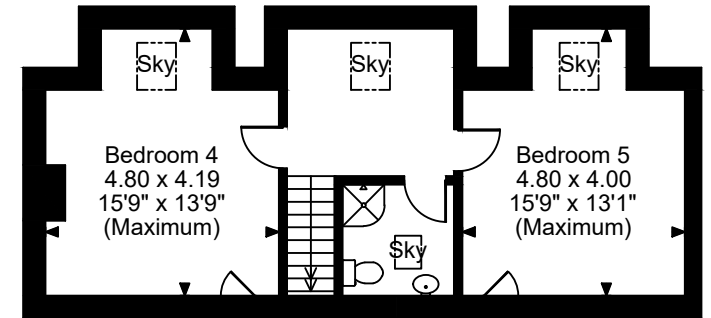
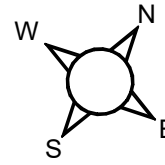
Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG4 3SG: On entering the village from the East, head all the way along Main Street and bear left at the end signposted for Laverton/Dallowgill and Pateley Bridge. Low Keld is the third house on the right.

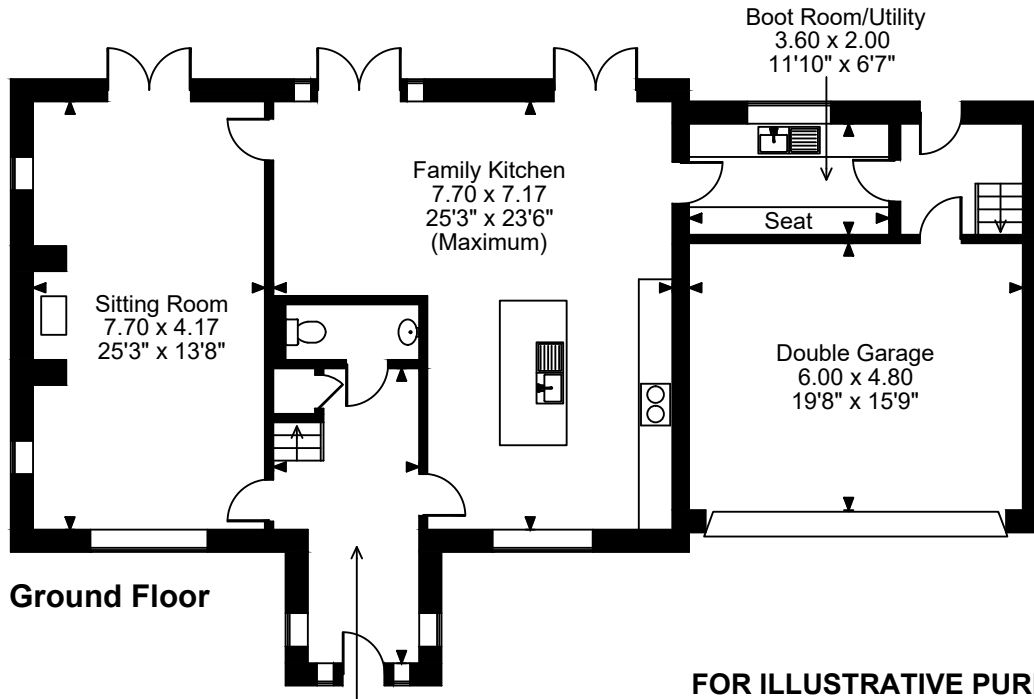




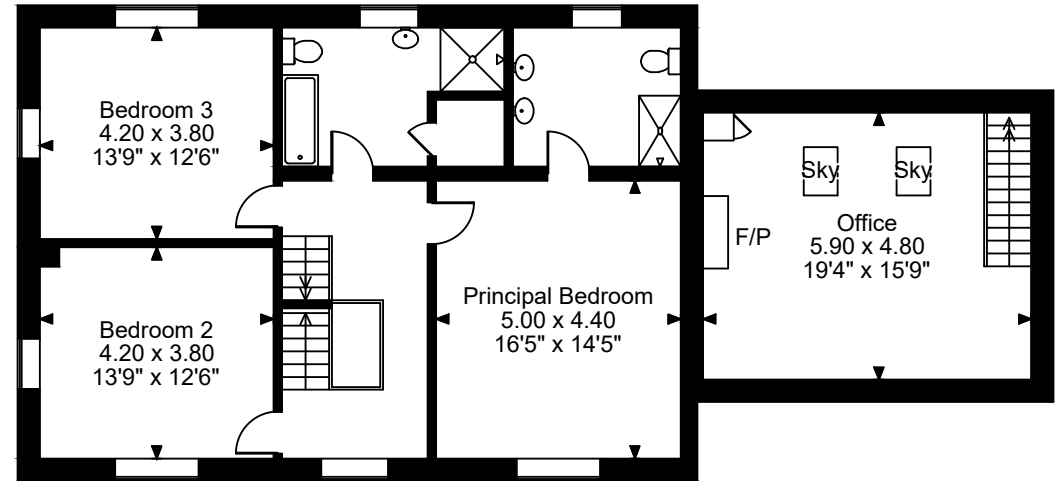
Low Keld, Kirkby Malzeard
Approximate Gross Internal Area
Main House = 2,927 sq ft / 272 sq m
Double Garage = 310 sq ft / 29 sq m
Total = 3,237 sq ft / 301 sq m



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

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