



THE RECTORY, RINGBECK ROAD, KIRKBY MALZEARD, RIPON, HG4 3SL
£1,850 per month

Carter Jonas

THE RECTORY, RINGBECK ROAD, KIRKBY MALZEARD, RIPON, HG4 3SL

- Available Now
- Unfurnished
- Four/Five Bedrooms
- EPC Band C
- Council Tax Band - TBC
- Pets Considered

THE PROPERTY

Available now, The Rectory is a delightful four/five bedroomed, detached property, conveniently situated in the popular village of Kirkby Malzeard which offers a fantastic array of local amenities.

Briefly the accommodation comprises a well-proportioned lobby area, spacious sitting room with a log burning stove and large patio doors into the rear garden, separate dining room, kitchen including a selection of fully fitted units and free-standing cooker with space for a fridge-freezer and dishwasher as required further leading to a utility room where there is plumbing in situ for a washing machine and dryer.

Also conveniently positioned to the ground floor is a large office which could potentially be utilised as a fifth bedroom with a separated WC located nearby.

To the first floor, the primary bedroom is a spacious double with a selection of fitted wardrobes and a Jack and Jill shower suite comprising a free-standing shower, basin and WC, one further large double bedroom with garden views and fitted wardrobes, two smaller double bedrooms with a separate family bathroom suite comprising a bath with shower over, basin and WC and a separate WC located off the landing area.

Externally, there is ample off-street parking for number of vehicles, a double garage which can be utilised for storage purposes and a substantial, fully enclosed garden situated to the rear with a patio area.

Available now, The Rectory is a delightful four/five bedroomed, detached property, conveniently situated in the popular village of Kirkby Malzeard which offers a fantastic array of local amenities.



This delightful property offers spacious family living accommodation, a fantastic location and would be ideal for anyone with commuter needs.

There is a local Post Office, village hall, The Queens Head pub and St Andrew's Church located only a short walk away from The Rectory.

There are also a large variety of highly regarded public and private schools in the local area.

Please note that the property has solar panels which heats the hot water solely however LPG may also be required on occasions but there is also an immersion heater for the water if required.

There is a mains water supply and a rainwater harvesting system in situ. Further details can be provided as required.

The Rectory is heated via an LPG heating system and also benefits from an air circulation system.

Offered unfurnished.

Pets considered.

The deposit will be £2,134 (5 week's rent) at a rental value of £1,850 per calendar month.

The holding deposit will be £426 (1 week's rent) at a rental value of £1,850 per calendar month.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
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Viewing	Strictly by appointment only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Classification L2 - Business Data

IMPORTANT INFORMATION

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