

Mark Stephenson's

ESTATE & LETTING AGENTS



2 Ducks Farm Close, Kirby Misperton, Malton, YO17 6XH

£225,000

- Offered with no forward chain
- Two double size bedrooms
- Enclosed rear garden plot
- Semi detached modern home
- Mains gas centrally heated
- Popular village location
- Refitted kitchen & bathroom
- Generous driveway parking

2 Ducks Farm Close, Kirby Misperton YO17 6XH

A modern semi detached village home offered for sale with the benefit of having no forward chain. Recent works include a new kitchen, bathroom and wooden floors to the ground floor. Fully enclosed rear garden, generous driveway parking, hallway, kitchen/dining and open plan living with French doors, two double bedrooms and bathroom. Mains gas central heating system, popular village location between Malton and Pickering.



Council Tax Band: C



General information

Kirby Misperton is a small traditional village, situated in a beautiful, unspoilt countryside within the Vale of Pickering, lying to the west of the A169 between the market towns of Pickering and Malton. Heading into the village from the main road turning left onto the village Main St. Number 2 is on the right hand side behind the village notice board.

The historic market town of Pickering (4 miles) is known as the gateway to the Moors. The town boasts a number of public houses, supermarkets, leisure and sport facilities, local independent shops and cafes as well as a 13th century castle, the North York Moors steam railway and a museum. Malton (7 miles) offers a further excellent range of amenities including many independent shops and cafes and is served by both regular buses and trains to the historic city of York.

Services

All mains are connected.

Hallway

Front entrance door and window, stairs to the first floor, radiator. Large cupboard beneath the stairs that was formerly the WC.

Living/dining

With french doors out to the rear garden, solid fuel stove on a stone hearth with deep timber mantle over, side window, opening into the kitchen area.

Kitchen

Recently refitted range of base and wall level units, integrated oven, hob, washing machine, fridge, freezer and microwave. Ideal gas fired central heating boiler, front facing window.

Landing

Hatch to loft space, radiator.

Bedroom 1

Two front windows, deep built in wardrobe range incorporating drawers and shelves.

Bedroom 2

Rear window, radiator.

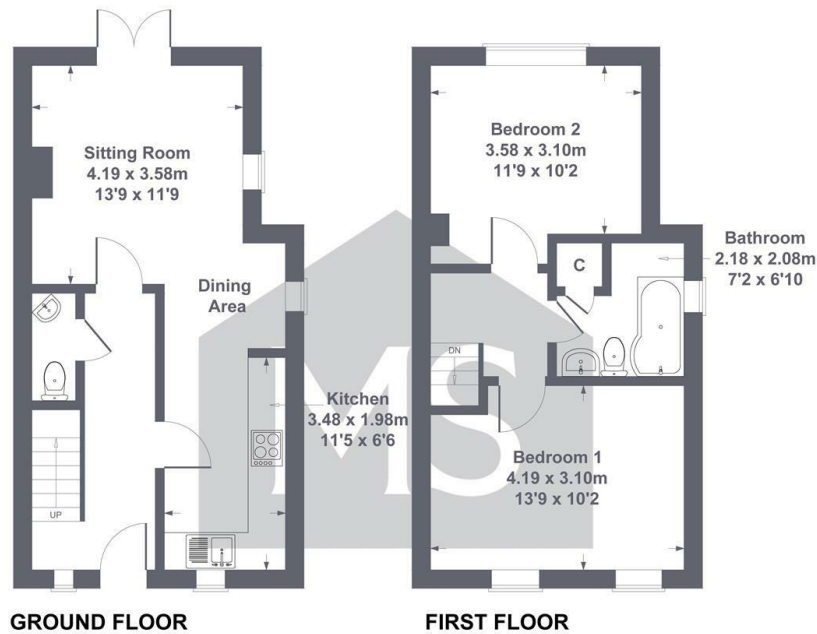
Bathroom

With refitted three piece white suite, over bath shower and screen, heated towel rail, side facing window.

Outside space

Established front lawn with path and gate from the village Main Street. A further path and gate at the right side allows access into the rear garden plot which is also accessed from the French doors. Good sized flagged patio and an area of garden which is currently uncultivated. From the garden access is given into the generous off road parking/driveway laid to block paving allowing easy parking for two good sized vehicles, access is given from within the cul-de-sac of Ducks Farm Close.

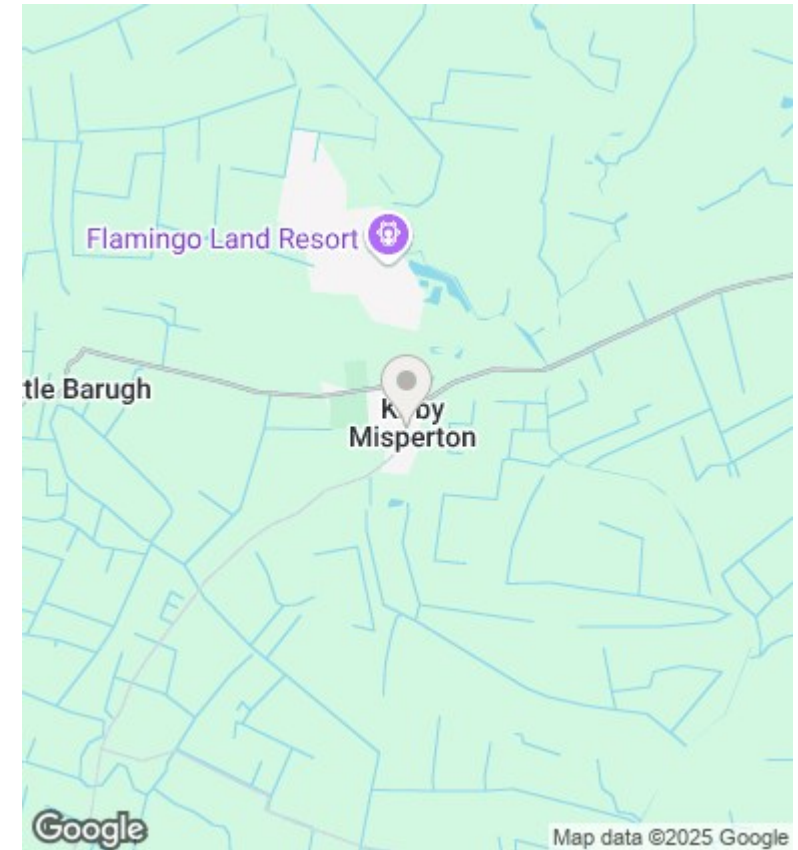
Approximate Gross Internal Area 695 sq ft - 65 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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