

Mark Stephenson's

ESTATE & LETTING AGENTS



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

£235,000

- Excellent family sized home
- Three bedrooms and bathroom
- Generous private parking
- Immaculate presentation throughout
- Superb open plan design
- Popular village location
- Small scale cul-de-sac position
- Ground floor WC
- Mains gas centrally heated

8 Ducks Farm Close, Kirby Misperton YO17 6XH

Immaculately presented family home forming part of this small scale development off the village Main Street. Having run as a successful holiday let during the last few years number 8 would of course now make an ideal family home in ready to move into condition. The open plan layout offers excellent living and dining space with the large French doors giving access onto the fully enclosed low maintenance gardens. Upstairs there are three bedrooms and a fully tiled family bathroom.



Council Tax Band:



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

Mains water, electricity, drainage and gas.

Currently the property is run as a holiday let business so falls outside of domestic council tax prior to which we believe it was in band C but this should be verified by interested parties.

Hallway

Lounge area

Dining area

Kitchen

WC

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

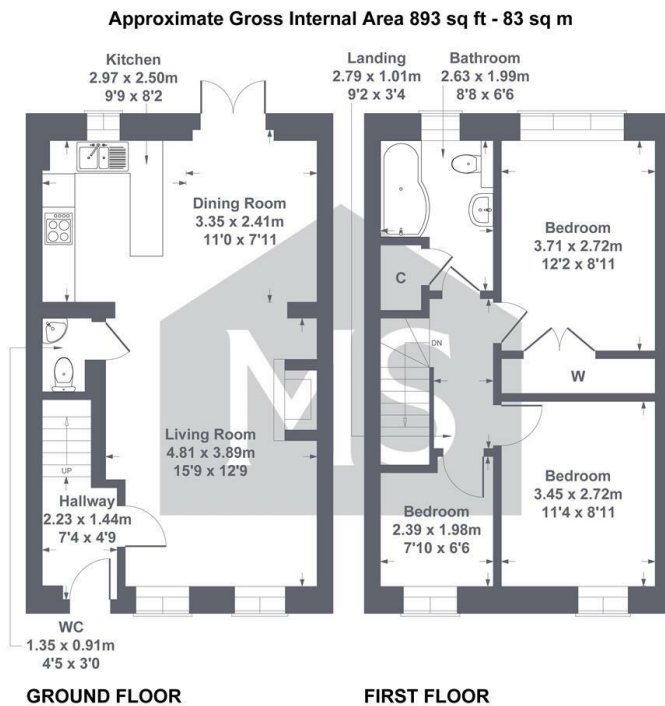
Outside/gardens

Open plan at the front.

Access to the right side of the terrace gives access into a generous area of designated parking space at the end of which a hand gate leads into the rear garden plot. An enclosed garden space with astro turf lawn and large area of decking/patio space.



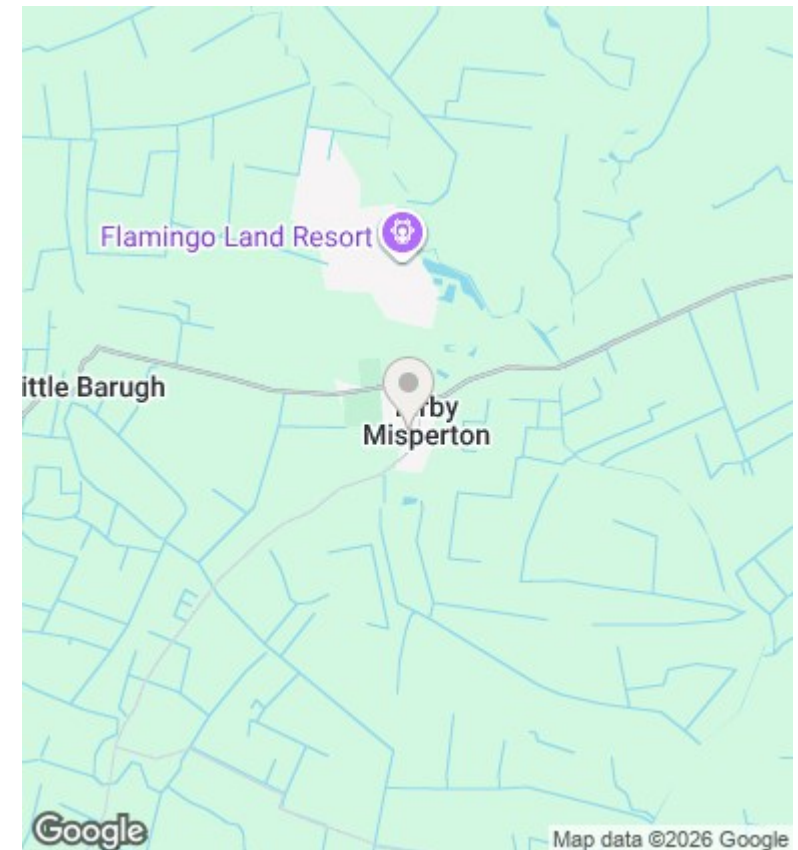




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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 01653 692500 to make an appointment.

Council Tax Band

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