



Mount Park, Riccall, YO19 6QU

Guide Price **£280,000**



Mount Park

Riccall, York

- Three Bedroomed Detached Bungalow, with single garage plus detached double garage & drive.
- North Facing Rear Garden
- 94M2 / 1011 Sq. Ft.
- Mains Electricity. Oil Fired Ducted Warm Air Central Heating System
- Mains Water Supply. Mains Sewerage
- Broadband: FTTC. Mobile: 4G
- Brick Built Construction
- FREEHOLD
- Council Tax Band 'D'
- EPC Rating 'E'



A three bedroomed, detached bungalow which is in need of some modernisation and updating. Currently having some ceilings replastered and redecoration works.

The single garage to the front of the property retains its up and over door but has been converted and is currently used as storage with a utility area to the rear. Parking to the front and rear of the property is available with a further detached double garage accessed from the rear.

Come on in. The porch has plenty of space for coats and shoes. The porch corridor leads down to the dining room extension. Sliding patio doors and side panels allow the light to flood the room, making this space a light and airy space. The kitchen is open plan into the dining room.

The breakfasting kitchen offers a wealth of wood-effect wall and floor units with contrasting work-surfaces and incorporates a breakfast bar. Cooking facilities include a free-standing Electric Cooker with cooker hood over.

A door leads through into the lounge.

Across from the kitchen is the 'L' shaped lounge. This generous room has space to seat the whole family with a picture window over looking the front garden and a features an Electric 'log burning stove' – perfect for when the nights draw in.

Before the extension was built, this room was a lounge/diner and therefore there is space to have a dining table and chairs, should you wish to use the dining room as a garden/sitting room.

A door leads through into the inner hallway.

Beyond the lounge, to the front, is the former entrance lobby, which is currently being used as a Study. A fully glazed door leads through in the entrance porch.







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The inner Hallway has doors leading to all Bedrooms and family Bathroom.

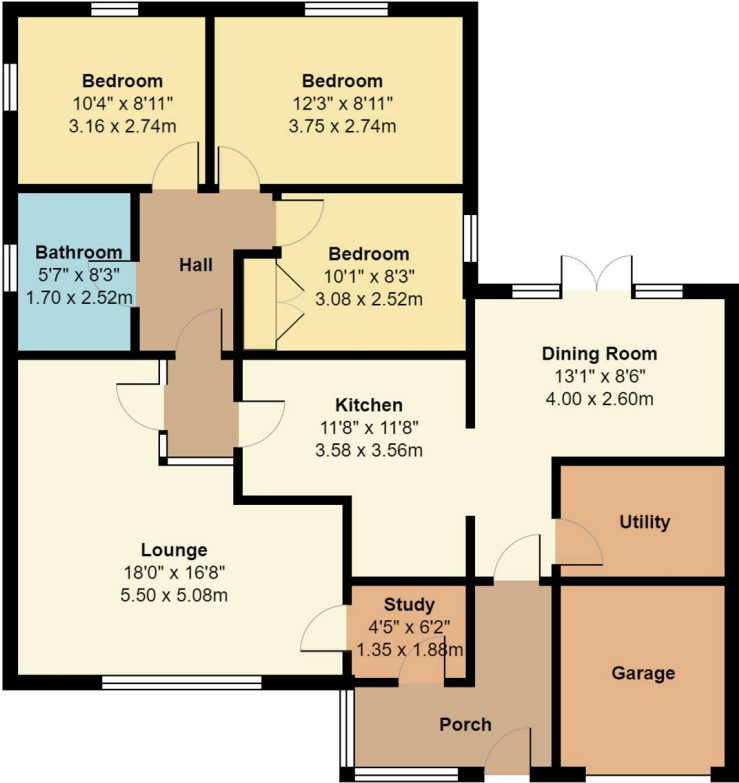
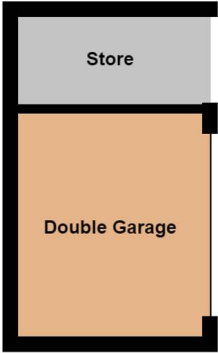
The Principal bedroom is situated at the rear of the property and has space for the largest of beds. The second Bedroom is also of a generous size with windows overlooking two aspects. The third Bedroom is a large 'single' with built in pine cupboards.

The partially tiled, family Bathroom boasts a free-standing bath, quadrant shower cubicle, vanity wash hand basin and w.c.

Outside, to the front of the property is a lawned garden with hedged boundary and specimen shrubs. A paved pathway leads up to the front entrance door and to the paved patio situated beneath the Lounge window, which makes the most of the South facing aspect. A concrete driveway leads up to the converted garage which is half utility and half storage, accessed by the red, up and over door.

The rear garden is most unusual and of interest to keen motorist or tradesmen. Large, double timber gates are accessed from Station Road and open onto a concrete hard standing, providing off road parking for several vehicles, which leads to the detached double garage with up and over door. An open fronted, lean-to store and further shed provides further storage.

Surrounding the parking and garages are mature shrubs and trees with a lawned area running up the far side of the bungalow.





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