



Back Lane, Riccall YO19 6PT

Guide Price £750,000

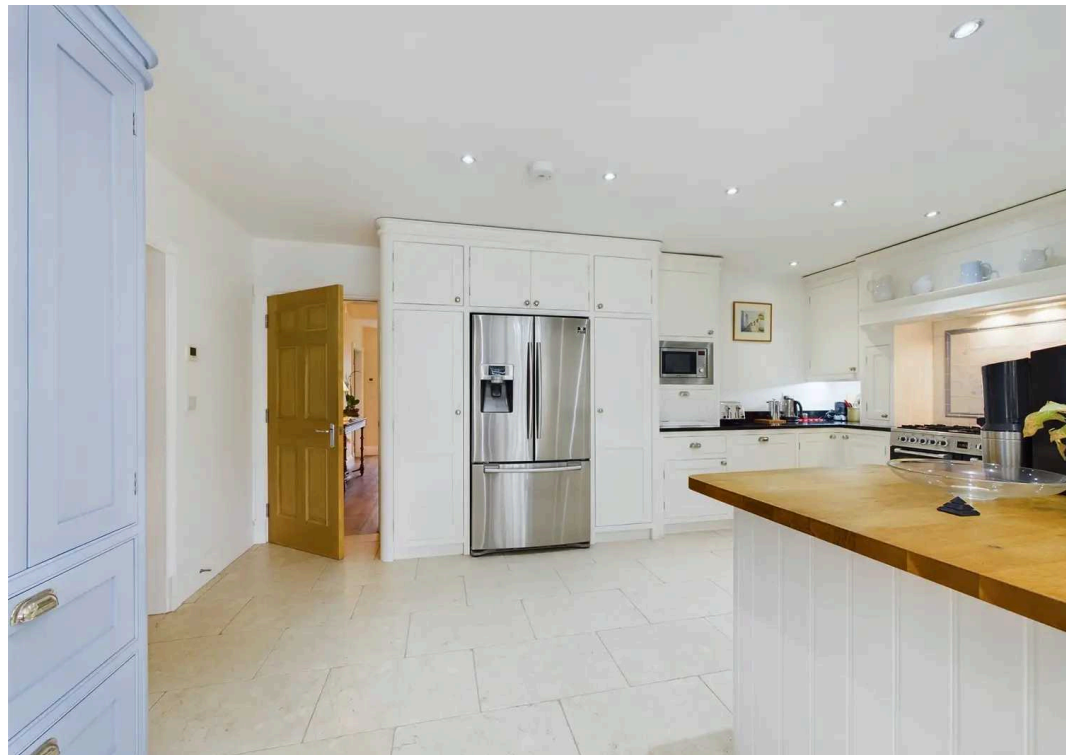


Collingwood House

Back Lane, Riccall

- Six Bedroomed, Individually Designed, Executive Style Home
- South Facing Enclosed Garden
- 276 Sq. M / 2975 Sq. Ft.
- Broadband: FTTP. Mobile: 5G
- Architecturally Designed, Brick Built in 2017
- FREEHOLD
- EPC Rating 'B'
- Council Tax Band 'F'
- Mains Gas Underfloor Central Heating with Individual Thermostatic Controls for each Room
- Mains Water supply with additional water softener. Mains Electricity & Drainage. Garden Room with fitted American Shutters by Clement Browne
- Garden Room with fitted American Shutters by Clement Browne
- Double Garage with Electric Garage Doors and parking for 4/5 vehicles
- Hand Built, Luxury Kitchen and Utility built by Dove Kitchens of Riccall
- Hand Built, Luxury Dressing Room and Ensuite Furniture, built by Dove Kitchens of Riccall
- Hand Built, Book Shelving by Dove Kitchens of Riccall







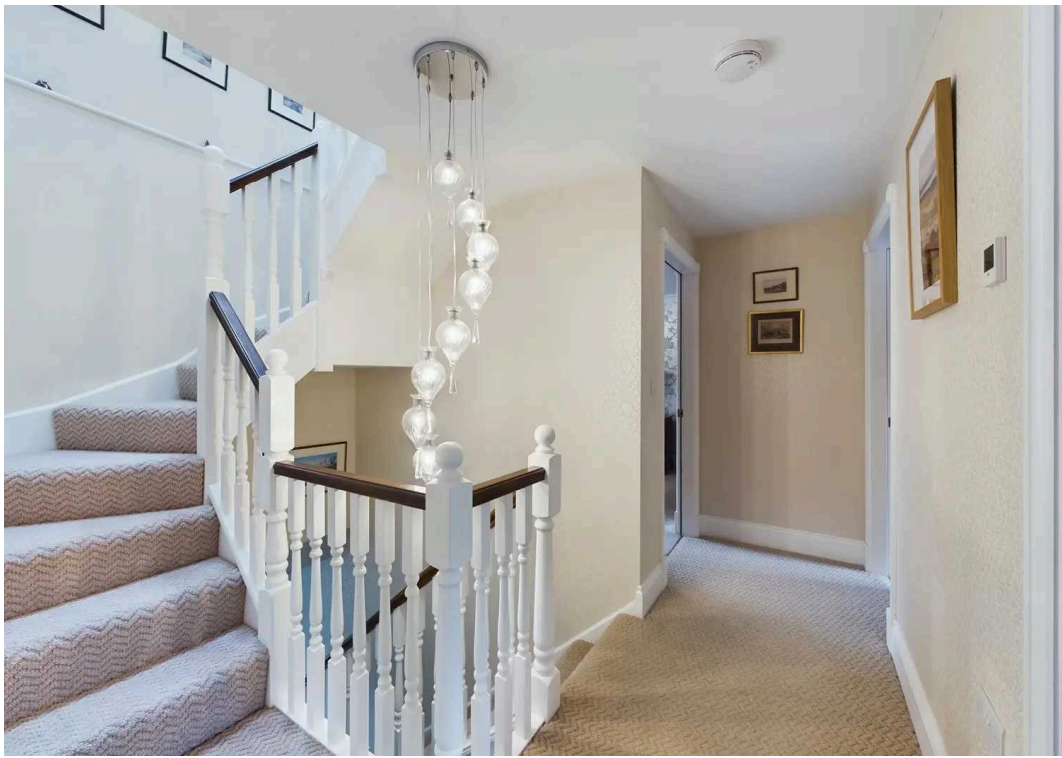
Discover the epitome of refined living with this stunning six-bedroom executive home located in Back Lane, in the heart of Riccall. Built with meticulous attention to detail, this individually designed property offers a harmonious blend of elegance, space, and functionality.

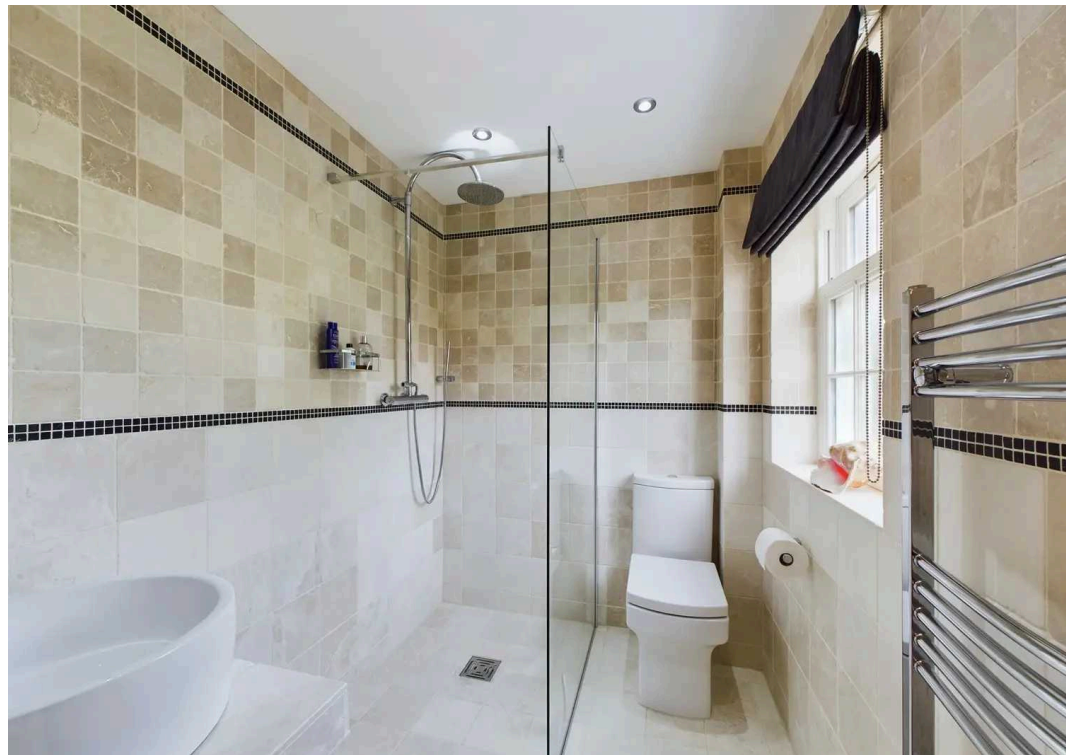
Spread over an impressive 2975 square feet (276 square meters), this executive style home provides ample living space for a growing family or those seeking generous accommodation. The property effortlessly embodies modern living with high-quality fixtures and finishes, ensuring the utmost comfort and luxury throughout.

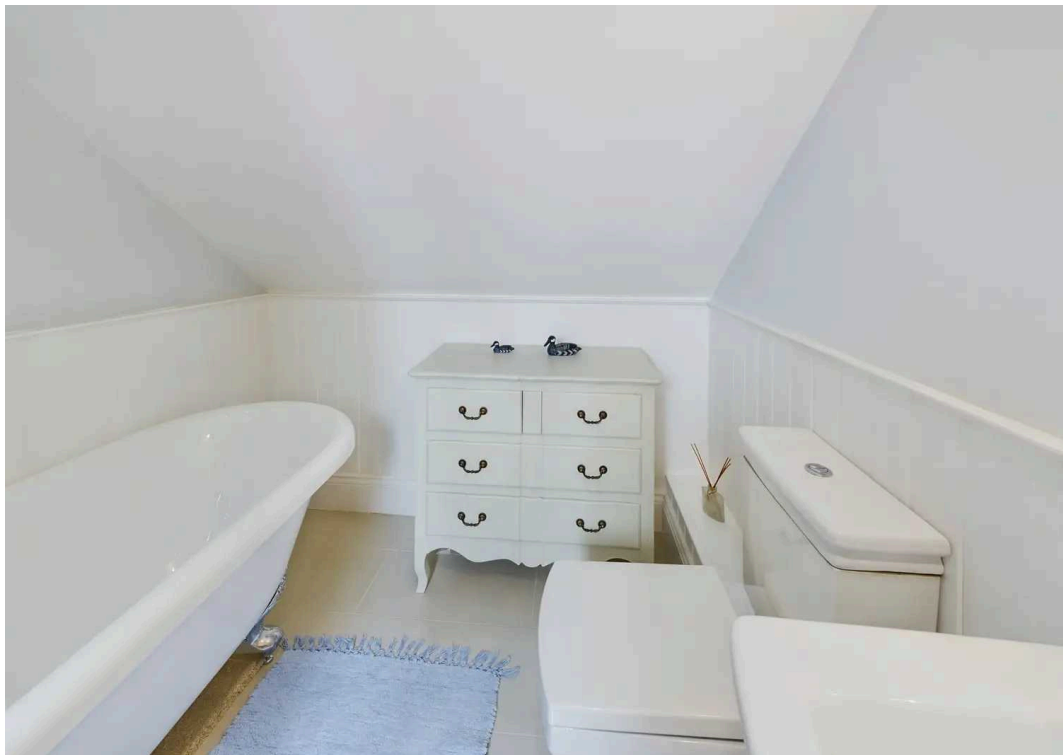
Upon entering the property, you are greeted by a grand hallway that leads to the multiple reception rooms. The three spacious reception rooms are perfect for entertaining guests or simply enjoying quiet evenings with loved ones. With natural light streaming in through the large windows, these rooms create a warm and inviting atmosphere.

The heart of the home lies in the expansive open-plan kitchen and garden room. Stylishly designed and equipped with top-of-the-line appliances, this culinary haven is perfect for aspiring chefs and those who enjoy hosting gatherings. The garden room seamlessly connects to the south facing enclosed garden via French Patio doors to create a flow between indoor to outdoor spaces, perfect for 'Al Fresco' dining during the warmer months.

Upstairs, the property boasts six generously double sized bedrooms, providing ample space for relaxation and privacy. On the first floor, the principal bedroom suite features a dressing room and en-suite bathroom, exuding luxury and tranquillity. Bedroom two offers a modern en-suite wet room, whilst bedrooms three and four are situated at the rear of the home and share a family bathroom. On the second floor, Bedrooms five and six share a further family bathroom and both boast a wealth of eaves storage.









This property goes beyond the ordinary with its state-of-the-art facilities. With mains electricity, gas central heating, water supply, and drainage, you can enjoy modern amenities without any compromises. Stay connected with lightning-fast fibre broadband (FTTP) and embrace the future with 5G mobile coverage.

Set in the idyllic Back Lane, this property offers not only a high standard of living but also the convenience of nearby amenities. York City Centre is just a stone's throw away, offering an array of shops, restaurants, and entertainment options. Experience the charm of this historic city while enjoying the serenity and privacy of this desirable neighbourhood.

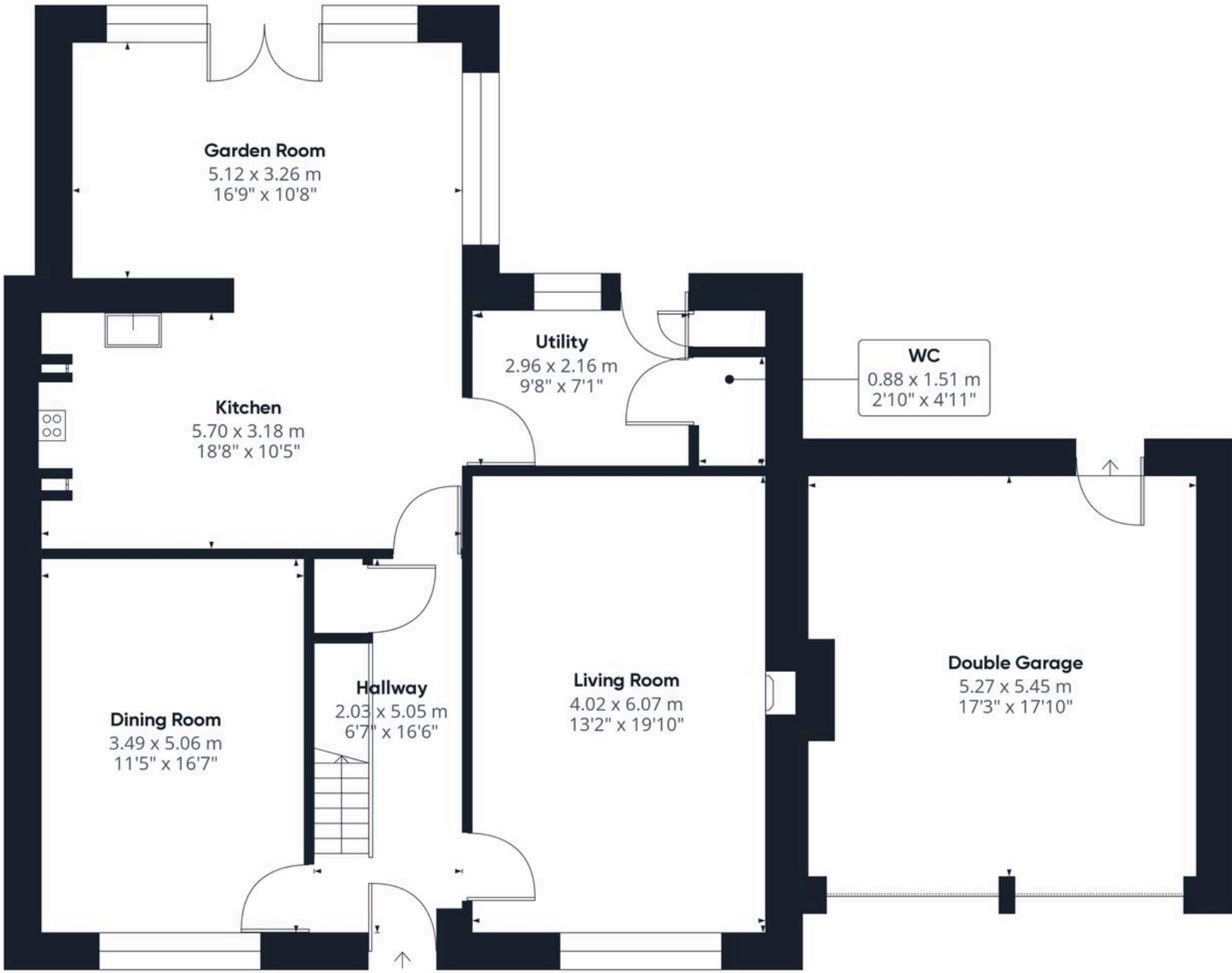
Don't miss this opportunity to own an exquisitely designed and architecturally crafted executive home in Back Lane, Riccall. With its impressive space, luxurious features, and prime location, this property is perfect for those seeking refined living at its best.

Riccall is a pretty village south of Escrick. With traditional brick terraced houses, as well as semi and detached properties, this location has an appealing village green and church at its heart.

You'll also find a primary school with its own swimming pool, post office and shop. The Pickled Café is twinned with the Pickled Postie at Cawood and serves breakfast and lunchtime meals. Burro Italian Restaurant is situated in the Old Mill and is a popular local haunt. There are also two local public houses.

The local bus service (The 415) takes you to York/Selby every 25 minutes, so getting out and about is a breeze.

Contact us today to arrange a viewing and start envisioning your dream home.

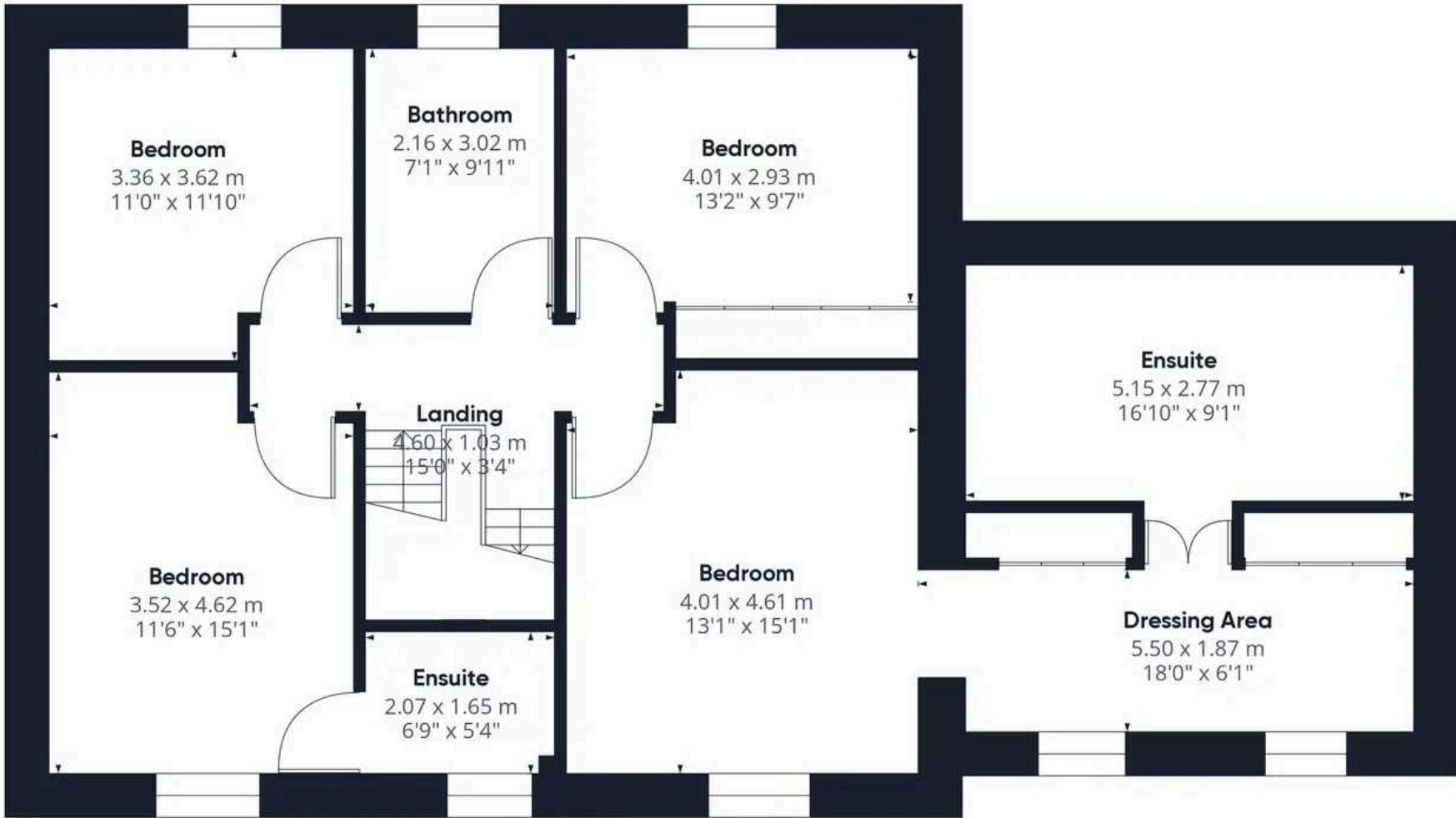


Approximate total area⁽¹⁾
126.35 m²
1360.07 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Ground Floor



Approximate total area⁽¹⁾

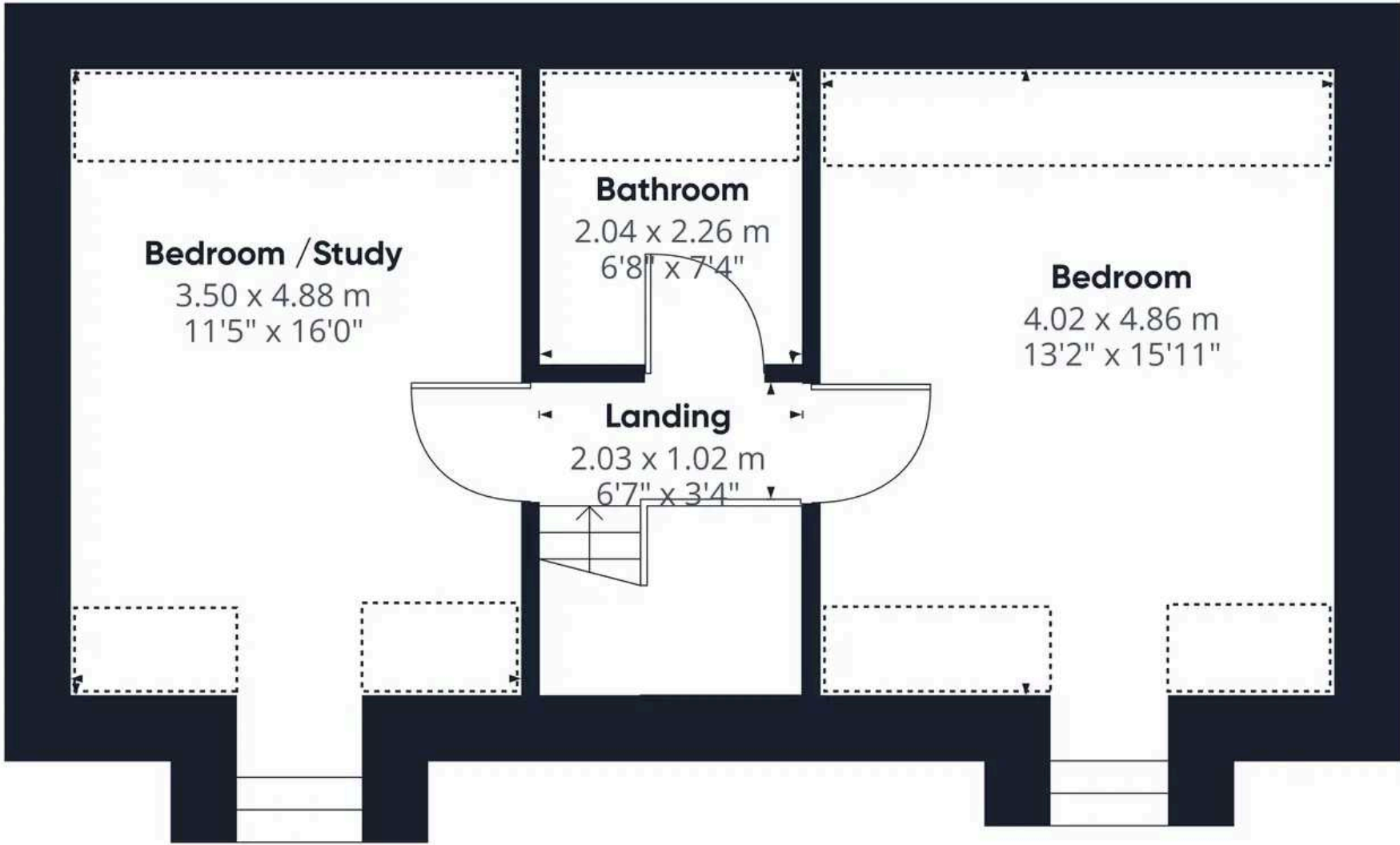
105.46 m²

1135.14 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Floor 1



Approximate total area⁽¹⁾

44.63 m²
480.42 ft²

Reduced headroom

10.31 m²
111.03 ft²

(1) Excluding balconies and terraces

⋮ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

