



**Saunters Way, Riccall, YO19 6NY**

In Excess of **£250,000**





## Saunters Way

Riccall, York, YO19 6NY

- Well Presented Three Bed Semi-Detached House with Garage
- South Facing Rear Garden
- 72 Sq. M./ 775 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Broadband: FTTC. Mobile: 4G
- Mains Water Supply. Mains Sewerage
- FREEHOLD
- Brick Built Construction
- EPC Rating 'C'
- Council Tax Band 'B'



This three bedroomed, semi detached, home is set in a peaceful corner of the cul-de-sac and offers privacy to gardens front and rear. Once inside, you are welcomed into the entrance hall, with stairs leading to the first-floor accommodation and a door leading into the lounge.

The generous lounge offers a warm embrace, with its multi fuel burning stove.

The dining kitchen offers a wealth of kitchen cupboards which include a built-in eye level double oven, ceramic hob with cooker hood over and space for your white goods. A good sized under-stairs cupboard provides extra storage and a picture window makes the most of the pretty view of the garden and a rear entrance door opens out onto the rear patio.

Upstairs is the landing with doors off to the bedrooms, family bathroom and original airing cupboard. The main bedroom and second bedroom, both have space for the largest of beds and both boast built-in wardrobes and picture windows. The third bedroom is currently used as a home office, but would happily accommodate a single bed.

The family bathroom offers a panel bath with shower over, pedestal wash hand basin and close coupled w.c.

Outside: to the front of the property is a low maintenance garden with mature hedge.

The enclosed rear garden is mainly laid to lawn with generous patio area. A tarmac drive fully owned by the property leads up to the brick-built garage. Making parking easy for guests.

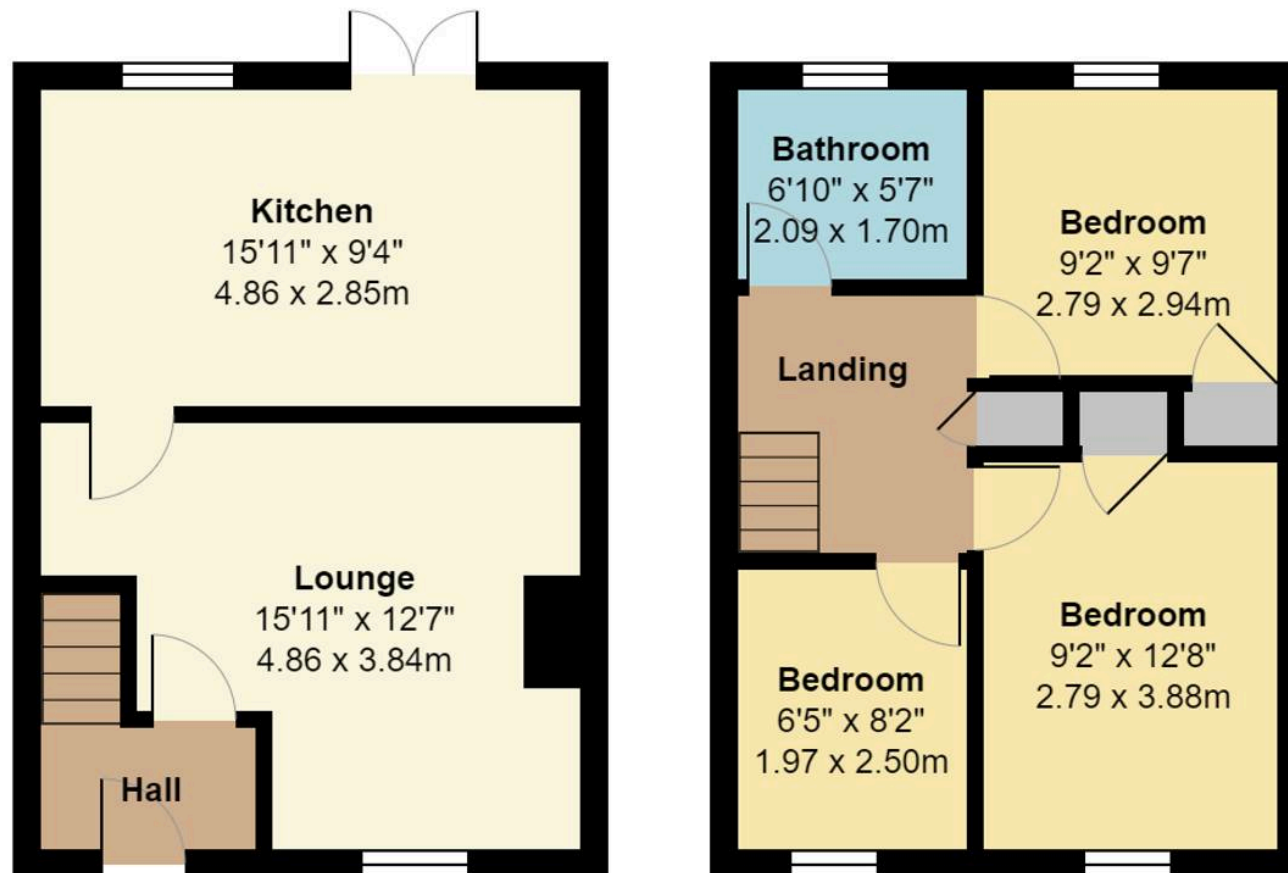
**NB. New carpets have recently been laid throughout the property.**











All measurements are approximate and for display purposes only





**JP Harll**

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

01757 709955 • [sales@jpharll.co.uk](mailto:sales@jpharll.co.uk) • [www.jpharll.co.uk/](http://www.jpharll.co.uk/)

