



York Road, Riccall YO19 6QG

Guide Price **£260,000**



York Road, Riccall

- Three Bedroomed Semi Detached House with No Onward Chain
- 74 Sq. M. / 798 Sq. Ft.
- Concrete Sectional Garage with power and lighting
- West Facing Rear Garden
- Mains Gas Central Heating. Mains Electricity
- Mains Water. Mains Sewerage
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D' (65)
- Council Tax Band 'C'



OFFERED WITH NO CHAIN and nestled back on York Road, this enchanting three Bedroom Semi Detached House beckons you to step into a world of quiet comfort and a long-lasting love.

Step into your sanctuary, a traditional home, with spacious 'best-room', with bay window, electric fire and space to seat the whole family. The 'back-room' has always been the hub of the home, with space for the dining furniture and an arm chair or small sofa. The fire was always on and the crockery always kept in the built in cupboard. The walk-in-pantry provides extra storage.

Keeping an eye on everybody, has never been an issue in this kitchen. From the glazed door leading from the back room and the multiple glazed windows to two elevations, you can see up the driveway and the rear garden, whilst cooking up a feast in this compact space.

As the end of the day whispers its sweet lullabies, retreat to the three bedrooms. Each nook offers a haven of peace and serenity, promising nights of soothing slumber.

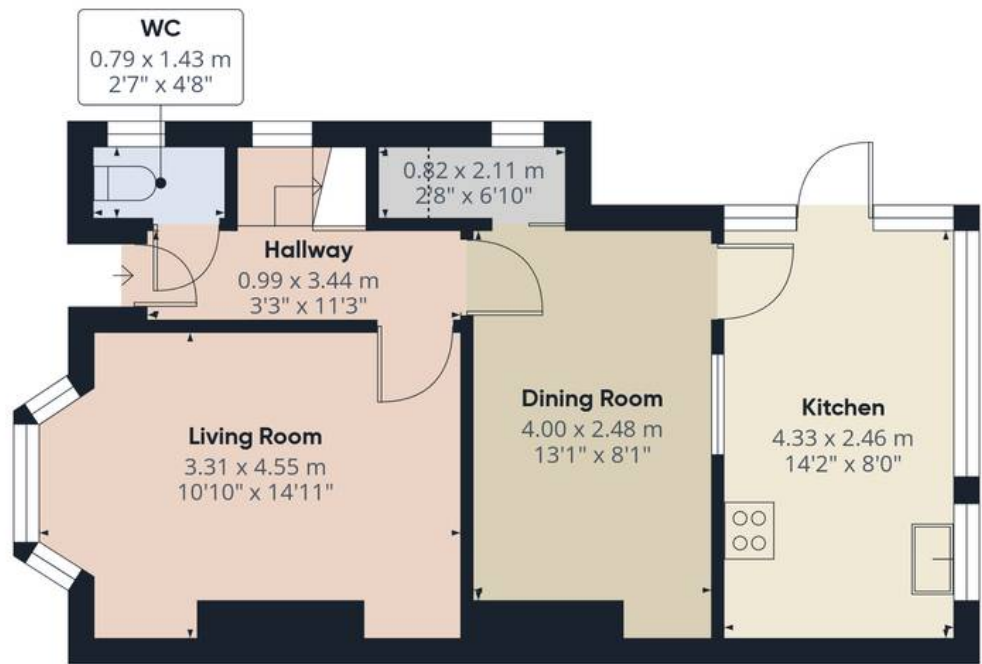
Outside, to the front is a walled garden, which is mainly laid to lawn with generous borders to plan pretty annuals. Metal gates open into the driveway, which stretches beyond the house and into the rear garden, where you will find the detached concrete sectional garage. The generous rear garden offers great potential!

Every corner of this residence whispers stories of comfort, elegance, and charm, waiting for you to pen the next chapter of your life within its walls. Embrace the allure of this haven and make it your own. Welcome home.

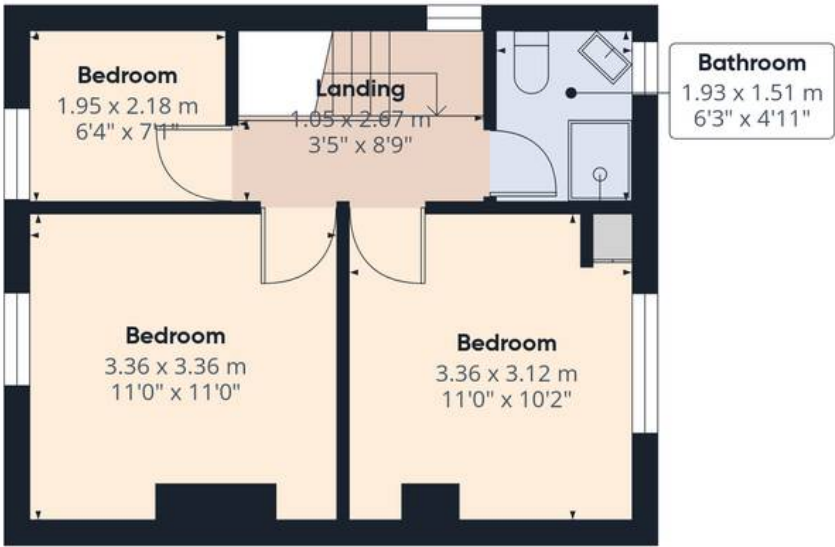
Important Information

- Gas boiler is situated in an external 'boiler house'.
- Power of attorney granted.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

74.1 m²
798 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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