



## 34 Main Street, Riccall, YO19 6QA

No Onward Chain | Charming Detached Bungalow | Three Bedrooms | Driveway Parking For Multiple Cars | Garage | Conservatory | Multiple Reception Rooms

- Detached Bungalow
- Oil Central Heating
- Council Tax Band - D
- Viewing Highly Recommended
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking with Garage
- EPC Rating - TBC
- Popular Village Location

**£260,000**

Jigsaw Move are pleased welcome to the market Main Street, Riccall - a charming detached bungalow nestled in a prime village location!

This delightful property boasts three reception rooms, perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, there's ample space for the whole family to relax and recharge. Built in the 1930s, this bungalow exudes character and charm, offering a unique blend of vintage appeal and modern comfort. The property features a well-maintained bathroom, ensuring convenience and functionality for your daily routines.

One of the standout features of this home is the generous parking space available - with room for at least four vehicles, parking will never be an issue for you or your guests. The driveway parking adds to the convenience, making coming and going a breeze.

The property briefly comprises; Entrance Hallway, Lounge, Sitting Room, Kitchen Diner, Conservatory, Three Bedrooms, and Family Bathroom.

The property also benefits from; enclosed rear garden, oil central heating, uPVC double glazing, garage and driveway parking for multiple cars.

The property is situated within the very desirable village location of Riccall. This sought after village hosts a range of local amenities including; primary school, general shops, public house/restaurant, play park and doctors surgery. Riccall is an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

Situated in a desirable location with no onward chain, this property presents a fantastic opportunity for those looking to settle in a peaceful and welcoming neighbourhood. Don't miss out on the chance to make this lovely bungalow your own - book a viewing today and step into your dream home on Main Street, Riccall!

EPC Rating - TBC

Council Tax Band - D

## ACCOMMODATION

### Entrance Hall

Lounge 11'6" x 11'7" (3.51m x 3.52m)

Sitting Room 11'7" x 11'7" (3.52m x 3.52m)

Kitchen/Diner 12'3" x 18'9" (3.74m x 5.71m)

Bedroom One 11'6" x 10'6" (3.51m x 3.20m)

Bedroom Two 11'7" x 10'6" (3.52m x 3.20m)

Bedroom Three 9'1" x 8'0" (2.77m x 2.44m)

### Hallway

Bathroom 9'9" x 6'9" (2.97m x 2.05m)

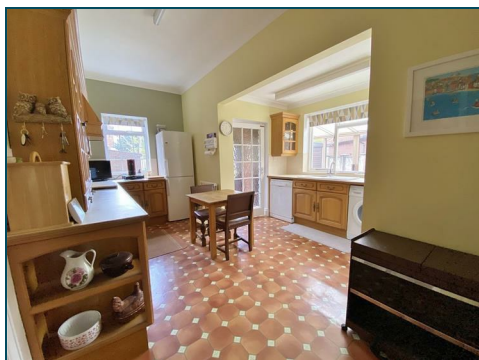
### Back Porch

Conservatory 5'10" x 11'5" (1.77m x 3.48m)

## EXTERNAL

### COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.



## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains.

Water supply – mains.

Sewerage – mains.

Heating – Oil central heating.

Broadband – FTTC (fibre to the cabinet).

Mobile signal/coverage is good in this area

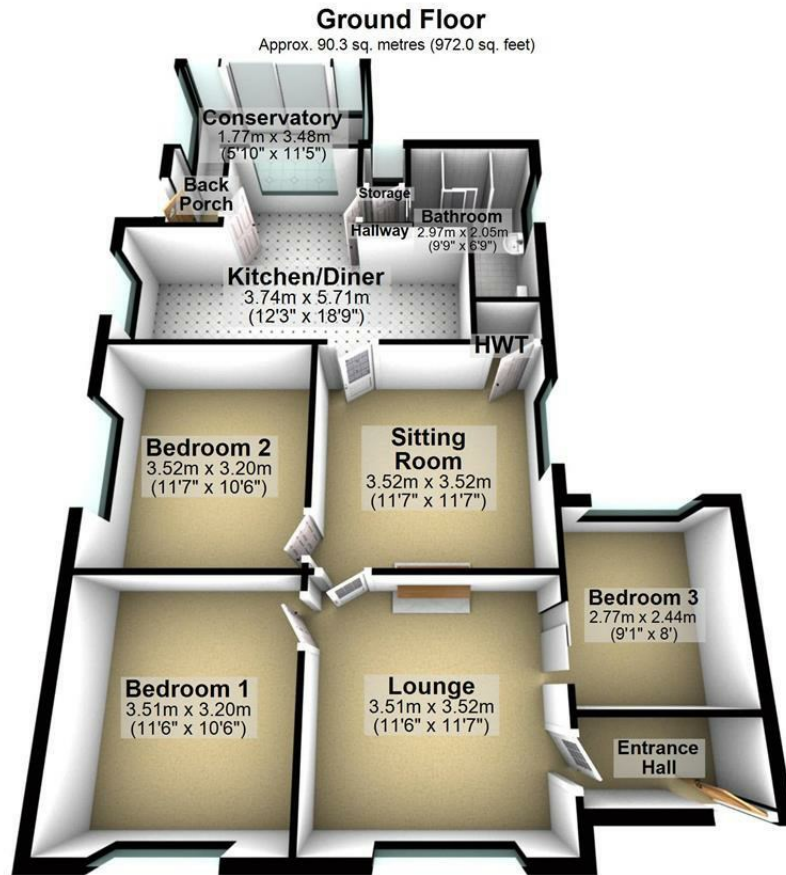
## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

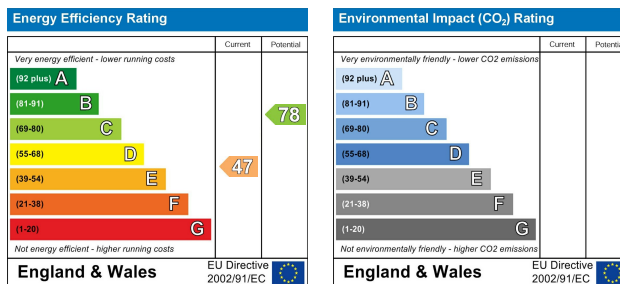
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 90.3 sq. metres (972.0 sq. feet)



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