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KELFIELD ROAD

RICCALL, YORK
NORTH YORKSHIRE



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Kelfield Road, Riccall, Selby



Discover this charming 19th century Cottage with Character & Modern Comfort in Picturesque Riccall.

Tucked away in the sought-after village of Riccall, this beautifully preserved 19th-century cottage effortlessly combines period charm with contemporary living.

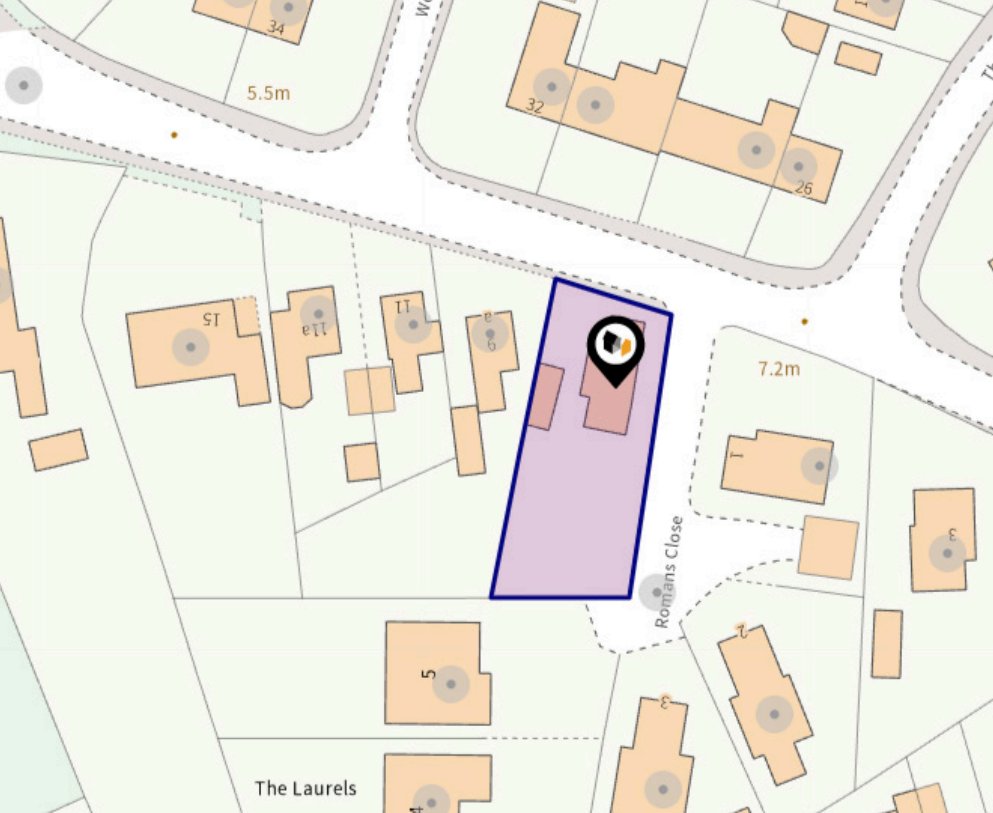
Originally a classic “two up, two down”, the home has been thoughtfully extended and updated over time—retaining original features like a historic well, uniquely showcased within the downstairs W/C.

Step inside through a welcoming entrance hall that leads to a cosy dining room, complete with a charming stove fireplace. From there, a generous lounge with a log burner provides the perfect setting for relaxing evenings. The galley-style kitchen offers ample storage and practicality, complemented by a separate utility room. At the rear, a bright and airy conservatory opens out onto a stunning, landscaped garden—an ideal space for morning coffee or unwinding in the evening sun.

- **Three Bedroom Detached**
- **Property built circ 19th Century**
- **Featuring a Well**
- **Immaculate Gardens**
- **Village Location**
- **Excellent Transport Links**
- **Off-Road Parking**
- **Great Dog Walking**
- **Single Garage**
- **A Good Variety of Local Walks**
- **Development potential subject to planning**



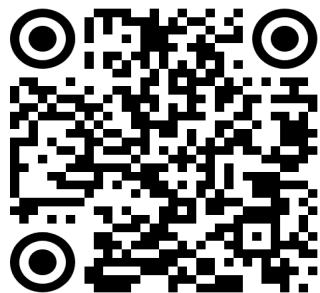




Upstairs, you'll find three bedrooms—two with built-in wardrobes—and a well-appointed family bathroom featuring both a bath and a separate shower, offering flexibility for modern lifestyles.

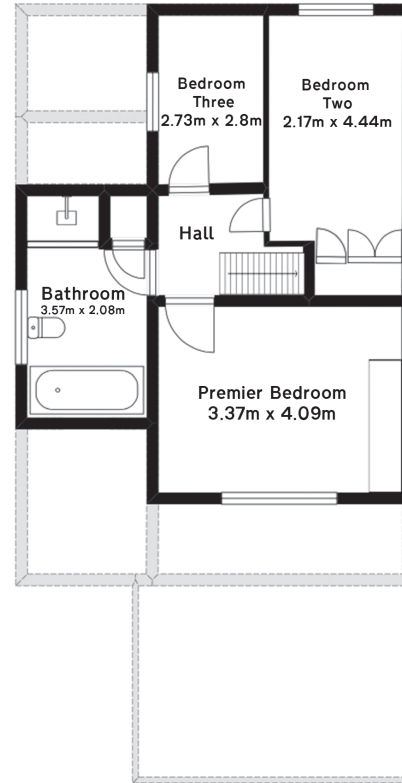
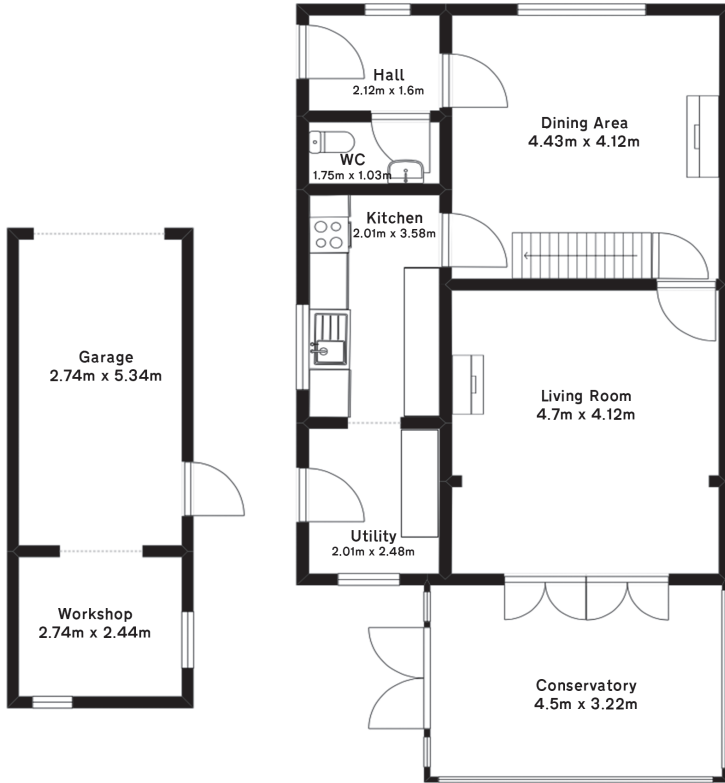
Outside, the property boasts a large plot with off-street parking, a lawned garden rich with mature trees, vibrant shrubs, and beautiful planting—your own private oasis. A detached garage with an adjoining workshop provides excellent storage or creative space, while the generous side access offers exciting potential for future extensions (subject to planning).





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TOTAL FLOOR AREA Excluding Garage/WS
 95sq.m. (1022sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan

Local amenities

Riccall is a thriving village with a strong community feel and excellent amenities, including a mini-supermarket, artisan café, sandwich shop, Italian restaurant, GP surgery, primary school, playgrounds, and sports facilities. Community hubs such as the Regen Centre and Riccall Village Institute host various local events. Two welcoming pubs add to the village charm.

Perfect for commuters, Riccall is just 9.5 miles from York centre and the train station, with regular bus services, scenic walking routes, and a direct cycle path (Route 65) connecting to both York and Selby.

Nearby Skipwith Common—a designated National Nature Reserve—offers miles of wild heathland, woodlands, and lakes to explore.

PUBLIC TRANSPORT



NUMBER 415
NUMBER 42



SELBY TRAIN STATION
LINKS TO YORK, LEEDS, HULL
LONDON KINGS CROSS (2H 7M)

SCHOOLS



Riccall Community Primary (Good)
Cawood COFE PRIMARY (Good)
BARLBY High (Needs Improvement)
SELBY HIGH SCHOOL (Good)
BRAYTON ACADEMY (Outstanding)

MAJOR ROADS



A19
A64
M62 / A1M

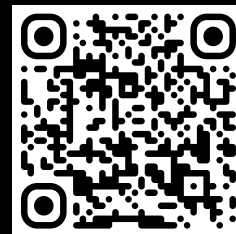
TENTURE TYPE: FREEHOLD

COUNCIL TAX BAND: D
EPC D

LOCAL AUTHORITY:
North Yorkshire



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