



King Rudding Close, Riccall

York, YO19 6RY

ASKING PRICE £700,000

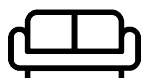
HUNTERS[®]
EXCLUSIVE



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King Rudding Close, Riccall

DESCRIPTION

Built by 'Hogg' the builder. Hunters Selby are delighted to offer for sale this stunning individual family home offering versatile living accommodation within the poplar village of Riccall. The accommodation is set over two floors and features an array of sociable and light-filled spaces ideal for modern living. On entering the property you are greeted by a beautiful entrance hall with a cloakroom/w.c. gym area along with open plan living room with exposed beam and Inglenook fireplace with cast iron grate. Leading to hub of the home there is the stunning bespoke kitchen with dining room and another family room with ceramic flooring and two impressive roof lanterns. Features in the kitchen include Italian granite worktops, double bowl Belfast sink unit, Rangemaster Professional Deluxe 6 point range gas cooker and Neff automatic dishwasher. Central serving island with matching granite worktop and breakfast bar, under worktop sink, electric and USB point, Quooker hot water top, Neff steam oven, Neff microwave along with a Neff American style fridge freezer with ice cube and water dispenser, Neff integral fridge and CDA wine cooler. The utility room provides an additional working surface area with stainless steel sink unit, plumbing for an automatic washing machine and built-in cloaks cupboard. Leading to the first floor there is a spacious galleried landing provides access to the bedrooms and bathroom along with ceiling beam. Bedroom one incorporates a range of built-in wardrobe with a further dressing room. Bedroom two and three both have en-suite bathrooms which comprises walk-in shower, w.c. and wash hand basin, along with a chrome towel rail. There is one further bedroom and a family bathroom which comprises Jacuzzi corner bath, w.c., wash hand basin, exposed ceiling beam and heated towel rail. To the front of the property a blocked paved driveway leads to an integral double garage with remote garage door with power and light. The rear of the property garden is set predominately to lawn with an ornamental pond with water features and seating area. Landscaped gardens with established shrubs, plants and evergreens creating a tranquil setting. Viewing comes highly recommended to appreciate this beautiful property on offer. Call Hunters Selby seven days a week to book a viewing.





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Approximate Area = 2430 sq ft / 225.7 sq m

Garage = 347 sq ft / 32.2 sq m

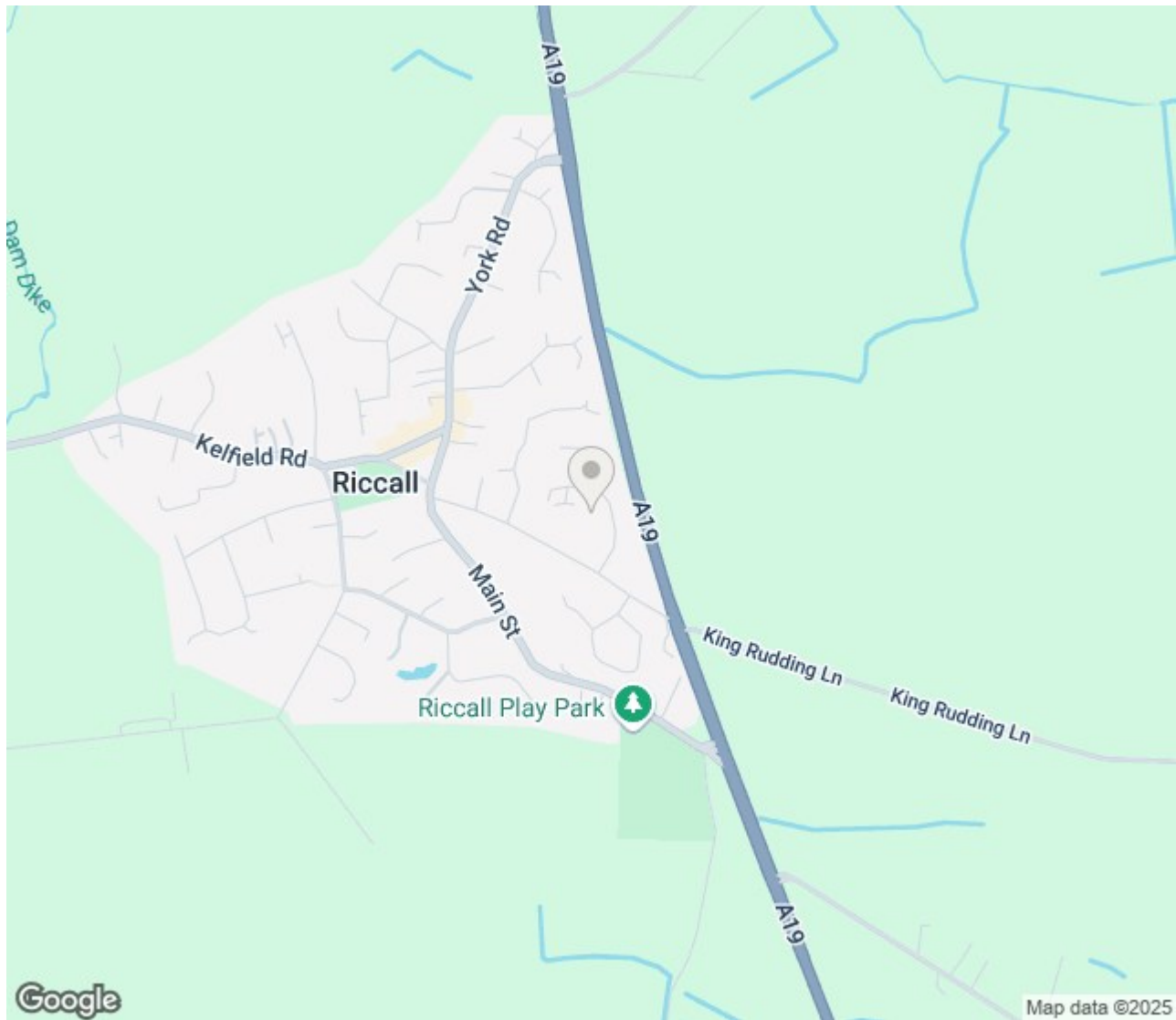
Total = 2777 sq ft / 257.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1117520





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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