



HUNTERS[®]

HERE TO GET *you* THERE



Station Rise, Riccall, York

Offers Over £135,000

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DESCRIPTION

NO ONWARD CHAIN. Ideal FTB Purchase/investors. Hunters (Selby) are delighted to offer for sale this one bedroom first floor apartment situated within the popular village of Riccall. The apartment benefits from an intercom system, gas central heating system and UPVC double glazing and briefly comprises a communal entrance hall, lounge which is open plan to the kitchen, bedroom and a bathroom. Outside there is an allocated parking space and a communal garden. Viewing comes highly recommended. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

The property is situated centrally within the attractive village of Riccall which lies around eight miles to the South of York and around four miles to the North of Selby with easy access to the A64 North and M62/M18 South. Local amenities include a mini-supermarket, post office village shop, GP surgery, nursery, village school, playground/playing fields, restaurants, church, two public houses, hairdressers and Regen Community/Social Centre.

DIRECTIONS

From Selby - leave on A19 towards York, take the left turning into Main Street in Riccall. Continue into the village and take the right hand turn onto Station Road, turn left onto Station Rise and follow the road which will lead onto Station Court where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Leasehold

Managing Agent First Port Property Services.

Leasehold Years remaining on lease; 125 year lease which commenced 2012

Leasehold Ground Rent Amount : £150,00 per annum

Current service/maintenance charge is £1000.72 per annum which includes maintenance of the gardens cleaning of communal area and window cleaning.

Buildings insurance per annum is £143.97.

THESE FIGURES SHOULD BE CHECKED AT TIME OF PURCHASE BY YOUR SOLICITOR.

Council Tax Banding; A

EPC Rating : C

23 Finkle Street, Selby, North Yorkshire, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com



KEY FEATURES

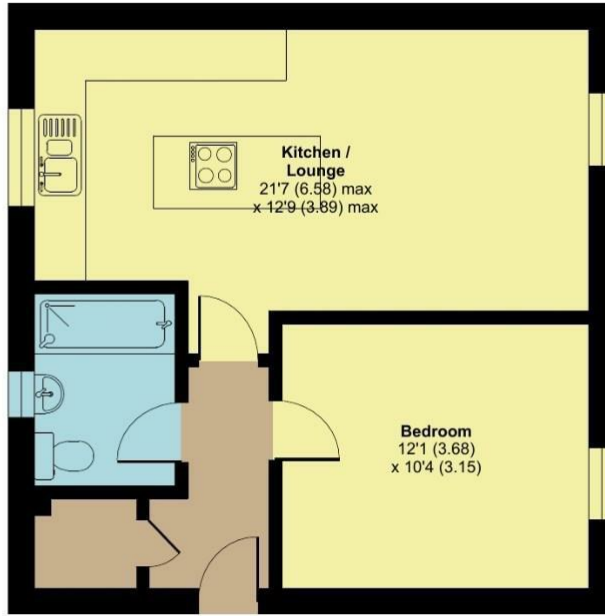
- ONE BEDROOM APARTMENT
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
 - NO ONWARD CHAIN
- IDEAL FTB/INVESTOR PURCHASE
- ALLOCATED PARKING SPACE
- VIEWING HIGHLY RECOMMENDED
 - VILLAGE LOCATION
 - EPC RATING : C



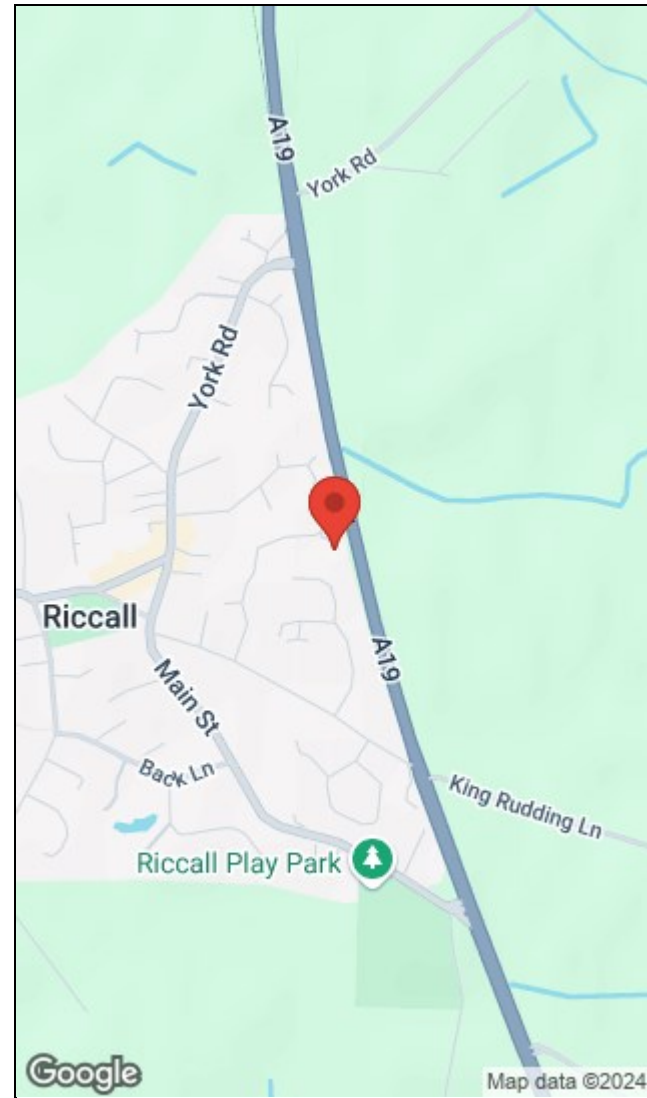


Station Court, Station Rise, Riccall, York, YO19

Approximate Area = 473 sq ft / 43.9 sq m
For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 43.9 SQ M
(473 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1137344

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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |

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