



HUNTERS[®]
HERE TO GET *you* THERE

19 Ash Grove, Riccall, York, YO19 6NW

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Offers Over £225,000

DESCRIPTION

NO ONWARD CHAIN. Hunters (Selby) are delighted to offer for sale this three bedroom semi detached house situated within the popular village of Riccall. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, living room with log burning stove and kitchen/dining room to the ground floor. To the first floor there is three bedrooms and a bathroom. To the front of the property there is a low maintenance graveled area. To the rear of the property there is a garden laid to lawn with shrub borders and fencing around the perimeter. There is also allocated parking to the side of the property. Viewing comes highly recommended to appreciate the accommodation on offer. 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 take the left hand turn onto Back Lane and then right onto Church Street. Turn left onto Hawthorns then take a further left onto the Hawthorns which leads to Ash Grove. The property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : B

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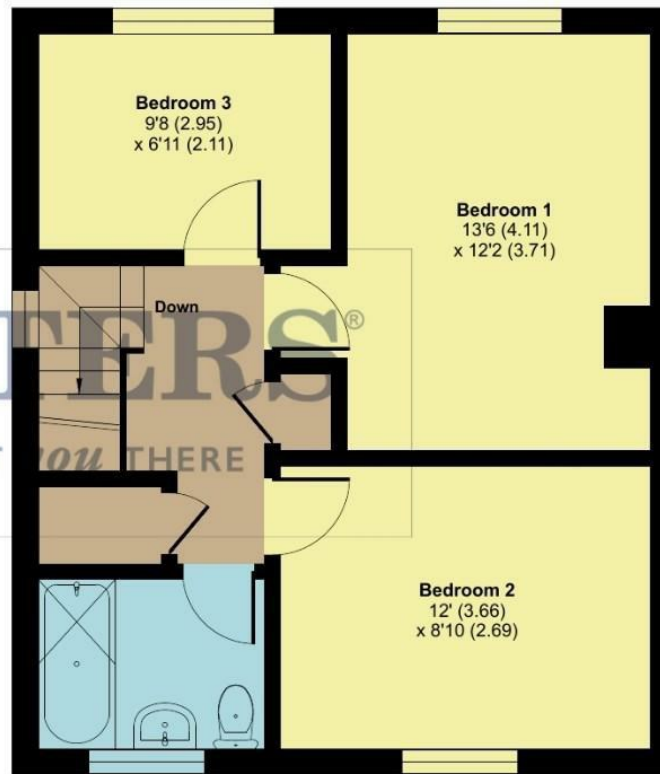
Ash Grove, Riccall, York, YO19

Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 41.5 SQ M
(447 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 42.6 SQ M
(459 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1178306



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(69-80) C			
(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	

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			
England & Wales		EU Directive 2002/91/EC	



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