



HUNTERS[®]
HERE TO GET *you* THERE

43 The Meadows, Riccall, York, YO19 6RR

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Guide Price £235,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented two bedroom semi detached home situated within the popular village of Riccall. The property benefit from a gas central heating system and briefly comprises a lounge, kitchen and conservatory to the ground floor. To the first floor there are two bedrooms and a bathroom. Outside to the front of the property there a driveway leading to a garage along with a low maintenance garden. To the rear is a further garden laid to lawn along with open views, mature shrubs and fencing around the perimeter. 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 onto Main Street in Riccall, turn left onto Silver Street and continue onto Kelfield Road and take the left hand turn onto The Meadows where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

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

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
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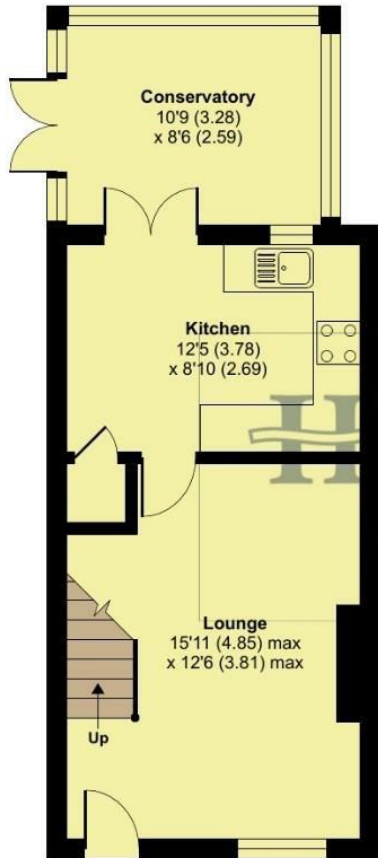
The Meadows, Riccall, York, YO19

Approximate Area = 733 sq ft / 68.1 sq m

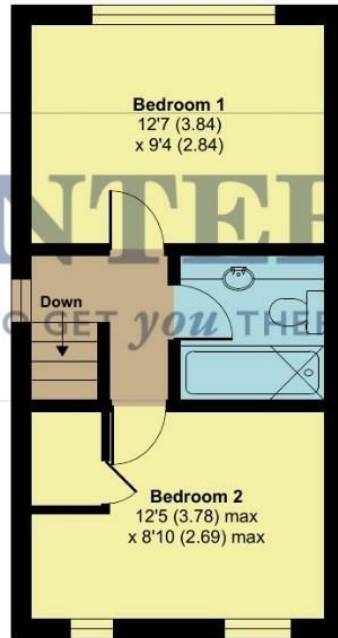
Garage = 147 sq ft / 13.6 sq m

Total = 880 sq ft / 81.7 sq m

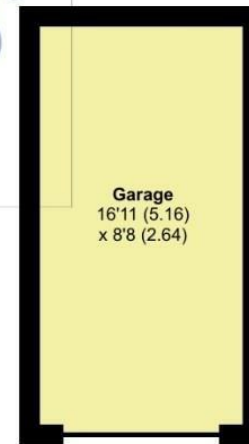
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 38.7 SQ M
(417 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 29.3 SQ M
(316 SQ FT)



GARAGE
APPROX FLOOR
AREA 13.6 SQ M
(147 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: 1201146



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			
		71	86
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	





