



HUNTERS
FOR SALE

HUNTERS®
HERE TO GET *you* THERE

1 Landing Lane, Riccall, York, YO19 6PW

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Asking Price £255,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented three bedroom semi detached property situated within the popular village of Riccall. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an spacious entrance hall, living room, utility room, kitchen/dining room and snug to the ground floor. To the first floor there are three bedrooms and a family bathroom. To the front of the property there is a driveway leading to a garage along with a low maintenance garden. To the rear of the property there is a decking area with a garden laid to lawn 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.

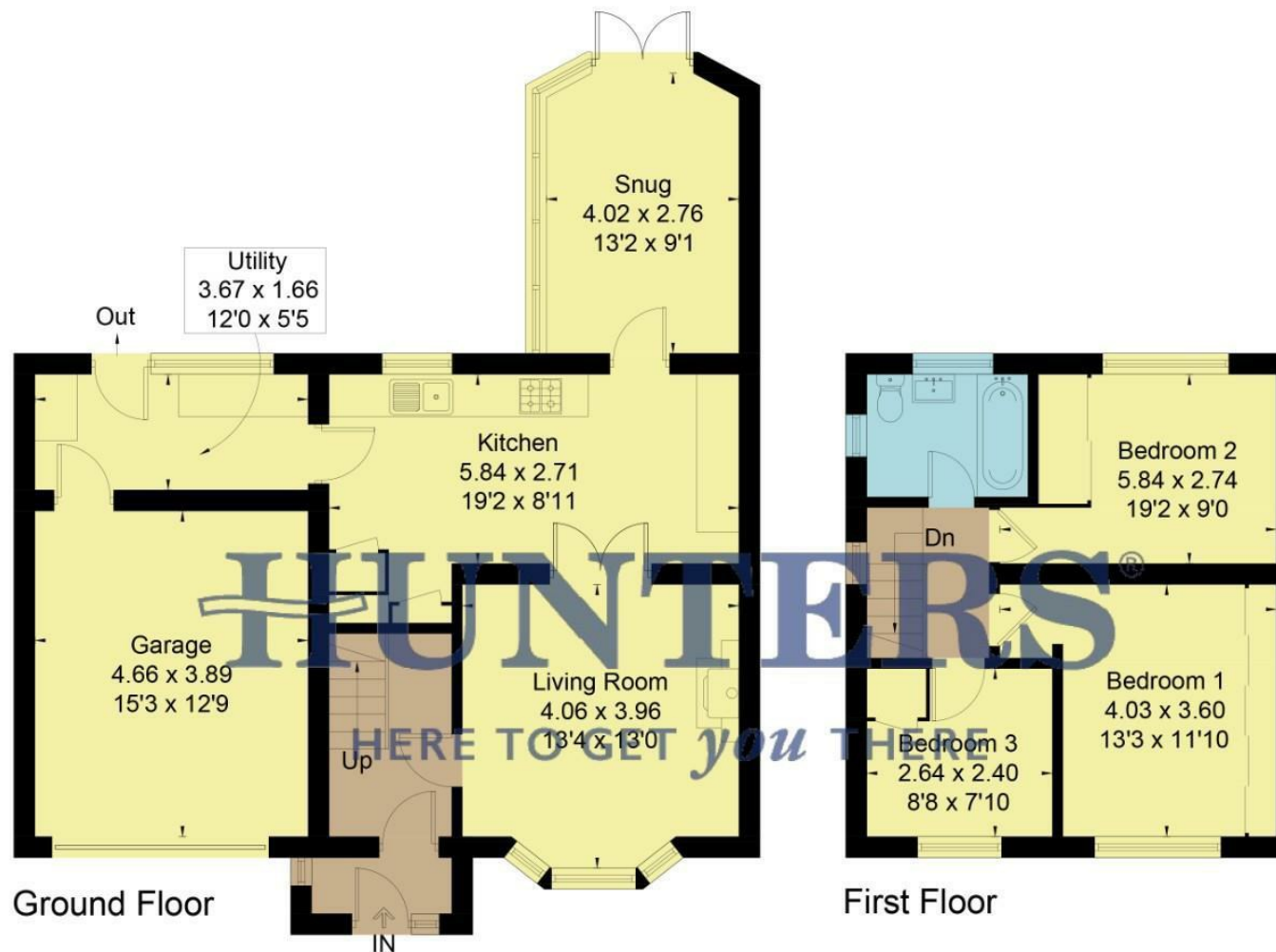
DIRECTIONS

From Selby - leave on A19 towards York, take the left turning onto Main Street in Riccall. Continue into the village on Main Street then turn left onto Back Lane. Continue on Back Lane then take a final left turn onto Landing Lane 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

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96611

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			
	73	79	
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	









