

Blenkin

& Co

CHARTERED SURVEYORS



ROMANS CLOSE • RICCALL • YORK









## 1 ROMANS CLOSE

Riccall, York, North Yorkshire  
YO19 6NS

Selby 4 miles • York 9 miles  
A1(M) 17 miles • Leeds 23 miles

**Fine, detached village house with large garage and wraparound garden**

Entrance and staircase hall •  
cloakroom/wc • 2 reception rooms •  
study • kitchen

Principal bedroom suite with  
bathroom and walk-in wardrobe • 3  
further bedrooms • house bathroom

Double garage, driveway, garden and  
patio

For Sale Freehold





Constructed circa 1992 of mellow brick with a pantile roof, this bespoke build was designed with rustic charm, evidenced by the exposed pillars and beams, exposed brickwork, sturdy wooden doors and architraves. No. 1 Romans Close sits in the middle of its corner plot with a large garage and off-street parking. Riccall, with its many amenities, lies within easy walking distance, and York can be reached within half an hour.

- Detached four-bedroom house
- Family-sized accommodation of more than 1800 sq ft
- Garden to three sides
- Detached garage with ample parking in front
- Walking distance of a wide range of amenities
- Popular village between York and Selby

At the front, the recessed entrance gives access to the generous hallway and all ground floor rooms, including the cloakroom/wc and understairs storage cupboard. The sitting room has a log-burning stove housed in a traditional fireplace and has north and south-facing multi-paned windows. There is a fitted country kitchen with integrated appliances and a door to the private and sheltered patio, and the separate dining room has ample space for a family-sized dining table. A well-proportioned study is illuminated by a generous window. The first floor landing gives access to all four bedrooms. The principal bedroom is double aspect and enjoys morning sunshine; it comes with an en suite bathroom with shower, airing cupboard and walk-in wardrobe. There are two further double bedrooms and a single bedroom all served by a house bathroom.

## Outside

No. 1 Roman Close is set back behind a low hedge and stretch of lawn with clipped shrubs and a hawthorn tree. The garden sweeps around to the rear where a private drive meets the double garage. The garage has up-and-over doors, roof storage, power and light, and there are multiple off-street parking spaces in front. Along with the wraparound lawn, the eastern elevation has a private courtyard area of stone setts flanked by a high privet hedge, an ideal space for sitting out.

## Environs

No. 1 lies at the entrance to a small cul-de-sac towards the western edge of Riccall. This highly regarded village lies south of York, just off the A19. It offers a superb range of amenities including two village pubs, a café, restaurant, hairdresser, post office, convenience store, community/sports centre, 'Good' primary school and an eleventh century church. Along with the popular riverside walks is a footpath and Sustrans cycle route that runs along the old railway line to York. The market town of Selby is a ten-minute drive south and the Designer Outlet and York ring road lie just seven miles to the north. Both York and Selby are served by a regular bus service.





**Tenure:** Freehold

**EPC Rating:** D

**Services & Systems:** All mains services. Gas central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

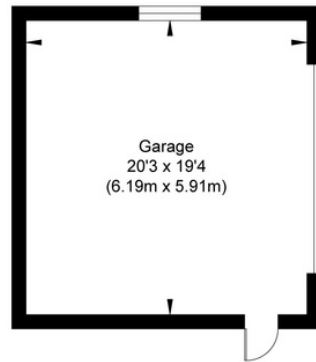
**Money Laundering Regulations:**

Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

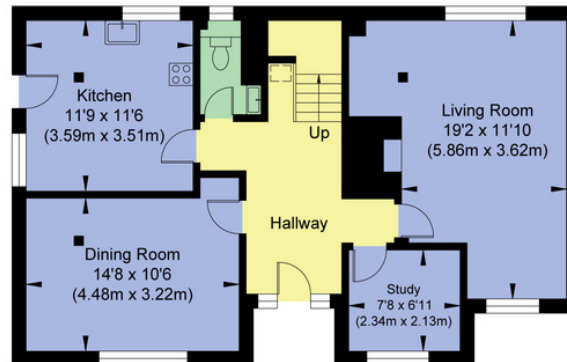
**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Directions:** From the centre of the village head west along Kelfield Road and the property can be found on the left hand side on the corner of Romans Close.

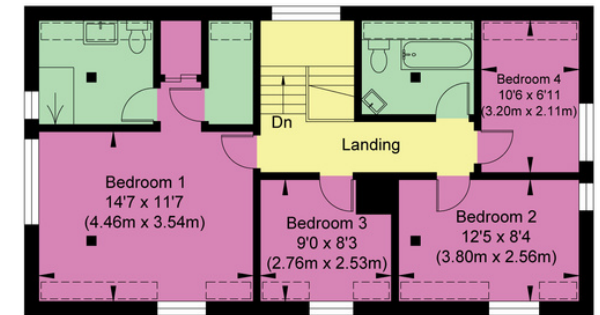
**1 Romans Close, Riccall  
York YO19 6NS**



Garage  
GROSS INTERNAL FLOOR AREA  
APPROX. 413.33 SQ FT / 38.40 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 795.45 SQ FT / 73.90 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 723.33 SQ FT / 67.20 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1932 SQ FT / 179.50 SQ M - (Including Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs and particulars: August 2022 and March 2024.





City

Country

Coast