

Northfield Lane, Riccall, York £230,000

A pretty semi-detached cottage offering spacious living areas and plenty of character features throughout. Situated in a rural location with lovely walks nearby as well as great access into York, Selby and further afield. Crucially, the property is offered for sale with the benefit of having no forward chain.



This gorgeous cottage is entered through a uPVC door into the welcoming entrance hall with a useful storage cupboard and stripped wood flooring which runs into the kitchen and downstairs bathroom.



The property's kitchen is found to the right of the entrance hall and is fitted with wall and base units with a sunken porcelain sink with mixer tap and tiled splashback. There is also a fitted extractor hood and space and plumbing for further appliances. Velux roof lights and patio doors fill the kitchen with natural light.



The house bathroom is accessed off the entrance hall and comprises of a low flush WC, pedestal hand wash basin, useful heated towel rail and panelled bath with mains handheld shower over. The floor and walls are finished with contemporary neutral-toned tiles.

A principal reception room offers a spacious area with wood flooring and exposed beams. A characterful exposed brick fireplace with marble hearth and log burner acts as the focal point at the room and creates a homely atmosphere. A further, more cosy reception room also boasts exposed beams and is a perfect space for a dining area.

Carpeted stairs from the dining room lead up to the first-floor accommodation, which comprises two double bedrooms and a further single bedroom or home study, with a storage cupboard which houses the property's boiler.

Externally, the property has a front lawned garden with surrounding trees and shrubs. To the rear of the property and accessed through patio doors from the kitchen is the rear garden. Immediately through the patio doors is the stone-flagged patio which provides a lovely area to relax. A gravelled mid section offers ample off-street parking, aswell as a detached single garage. To the rear of the garden is a lawned area with a brick raised flower bed; the garden is surrounded by a range of trees and shrubs.



Situated just off the Main Street in the idyllic village of Riccall, the property is nestled between York and Selby. With a local shop, highly regarded restaurant, post office, primary school and so much more, this is a thriving rural village. Close to the A19, the property also benefits from having great links to York, Selby and Leeds.

Tenure: Freehold
Services: All mains services are connected
EPC Rating: 66 - D
Council Tax: B - Selby
Viewings: Strictly via the selling agent 01904 625533

Agents note- There is pedestrian access allowed through the rear garden to the neighbouring property.

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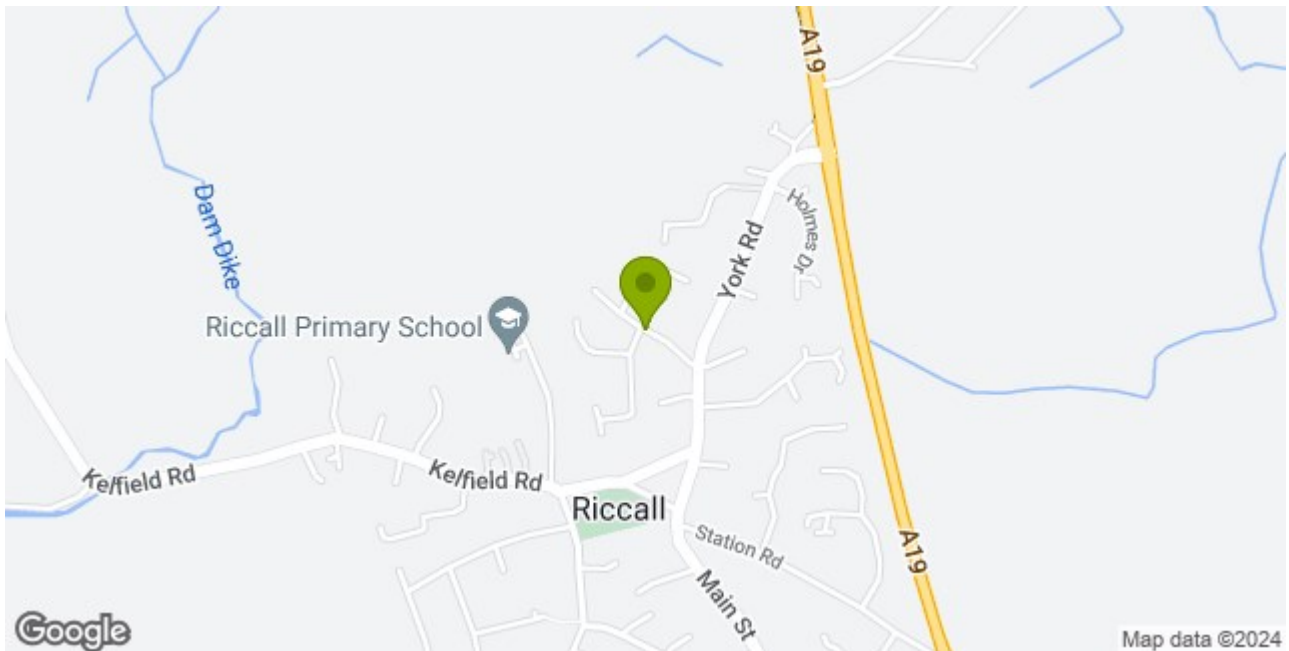
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Northfield Lane, Riccall, York, YO19 6QF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 828 SQ FT / 77 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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