



## King Rudding Close, Riccall £1,850 PCM

A wonderful opportunity to rent this generous sized four bedroom property with equally impressive outdoor space. The property is complemented by a quiet cul-de-sac setting with off street parking and an attached double garage.



The property welcomes you in via a front entrance door into a galleried hallway, having access to the ground floor accommodation. Located off the hallway is a useful downstairs w.c and staircase leading to the first floor arrangement.



The ground floor comprises a spacious lounge having a gas fire set beneath an exposed brick surround inglenook fireplace and French doors that lead to the rear garden and beyond. From the lounge, a doorway leads into the kitchen having a range of modern wall and base units and a range of integrated appliances such as Bosch induction hob with extractor hood over, two ovens and dishwasher. There is a plumbed in American fridge freezer which is included within the tenancy. A door from the kitchen leads into the double garage which has a rear door access to the garden, modern combi gas boiler and plumbing in place for laundry facilities.



A formal dining room completes the ground floor accommodation, having a double glazed window to the front elevation and space for appropriate dining room furniture.



To the first floor, a central landing serves four well proportioned double bedrooms. The principal bedroom is complemented by an en-suite shower and a walk-in wardrobe. Bedrooms two and three both benefit from a built-in wardrobe.



The internal accommodation is completed by a house bathroom having a corner bath and shower with a vanity hand wash basin and low flush w.c.

Externally, the property will be found off King Rudding Close through a private driveway within a cul-de-sac position of- three properties. To the front of the property is a gravel area which provides off street parking for numerous motor vehicles and access to the rear garden down both sides of the house. There is an electric car charging point to the side elevation for those with electric vehicles.

The rear garden itself is deceptively sizable and private, being predominantly laid to lawn and enclosed to all sides by fenced boundaries. There are raised beds and a range of trees including an apple tree and olive tree. The privacy is further screened by conifers to the bottom of the garden.

Riccall is a popular village location having excellent transport links to both Selby and York. Buses run to both aforementioned destinations on a regular basis until late into the evening. There are great amenities within the village, having a highly regarded primary school, two local shops, restaurants, pubs and post office.

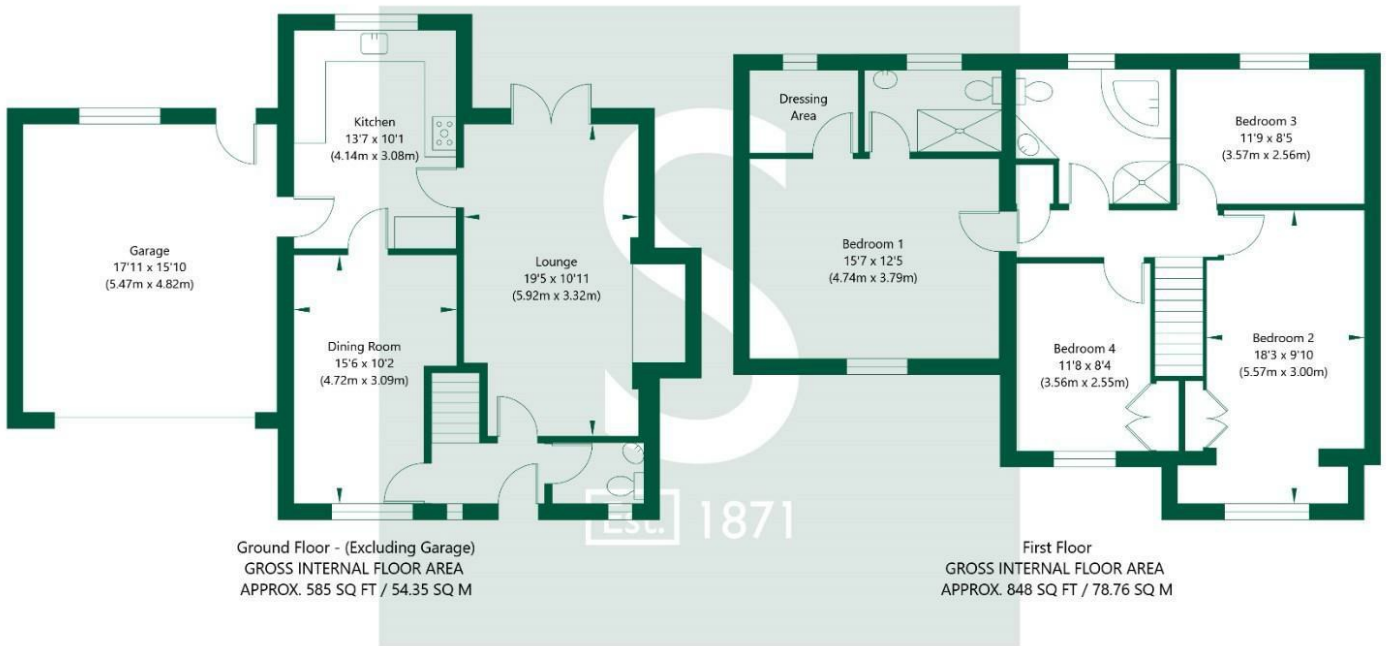
We regret no pets and no smoking at the property.

EER- 63 (D)

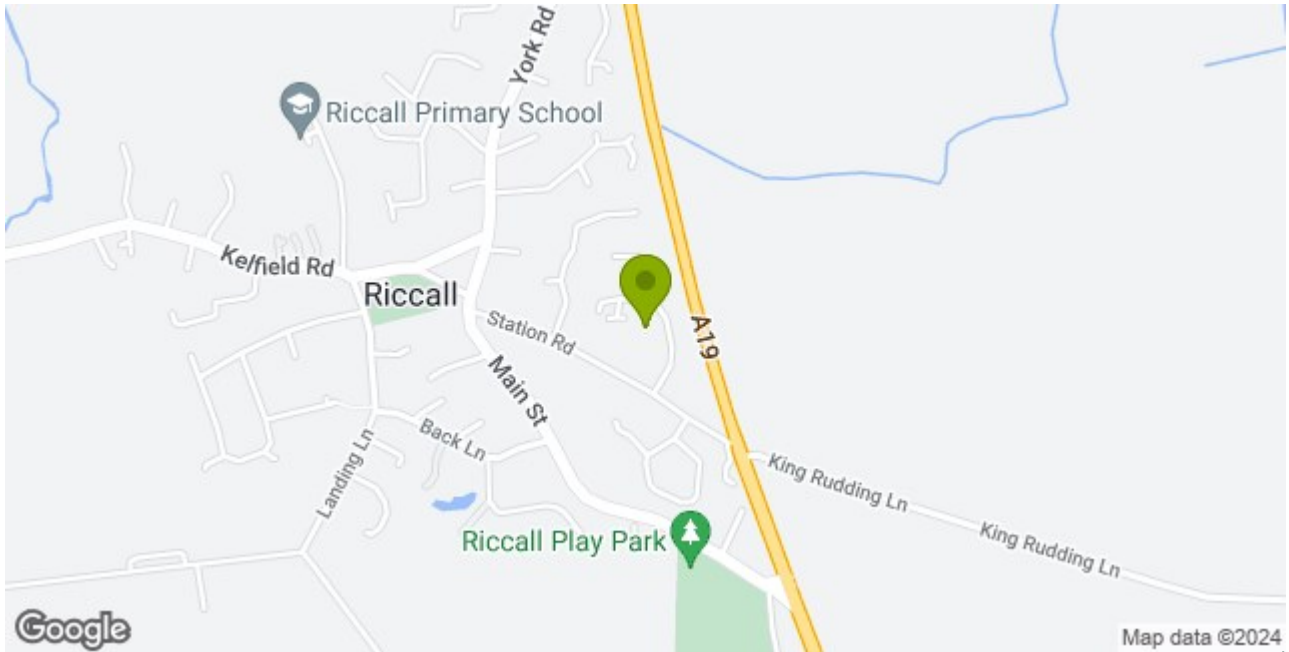
Council Tax - North Yorkshire Council - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

King Ridding Close, Riccall, YO19 6RY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1433 SQ FT / 133.11 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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