



Plot 1 Station Road, Riccall

Asking Price £295,000

- Contemporary Home
- 3 Double Bedrooms
- Small Exclusive Development
- New Home Warranty
- High Specification
- Master En Suite & Built in Wardrobes
- Turfed Gardens
- Open Plan Living Kitchen
- Off Street Parking
- Good Sized & Private Rear Garden

An exclusive development of semi-detached and family homes located within this most sought after street within the heart of the ever popular village of Riccall.

Plot 1 is found to the left of the development enjoying a lovely tree lined backdrop. The property comprises: entrance hall with w/c and stairs to the first floor along with access in the sitting room and open plan kitchen. The kitchen is flooded with natural light via bi folding doors with an extensive range of units with fitted NEFF appliances. To the first floor are three spacious bedrooms with master en suite and house bathroom.

The property extends 1,041 square foot, a much larger than normal three bedroom semi-detached home. The architects brief was to create a generous sized property, enjoying well proportioned sized rooms with a modern layout. The specification and materials used are of the highest quality with off street parking for at least two motor vehicles and a timber framed shed included.

Riccall is a small village of less than 2,500 residents complete with a popular, well rated primary school and outstanding scenery in the surrounding countryside. Local amenities include a convenience shop, post office, doctors surgery two pubs and a fabulous Italian restaurant. Edged by the River Ouse to the West and Skipwith Common to the East, it is a great part of Yorkshire with quick and easy access to both York, Selby and throughout the county.

Knowles Homes are a well-established local North Yorkshire company and are highly regarded as a bespoke individual developer focusing on delivering high quality built homes. Attention to detail is of particular importance to them, whether it is a modest starter home or an extensive family home. All the properties are individually designed to fulfil the customer's expectations and offer high quality internal and external features as standard.

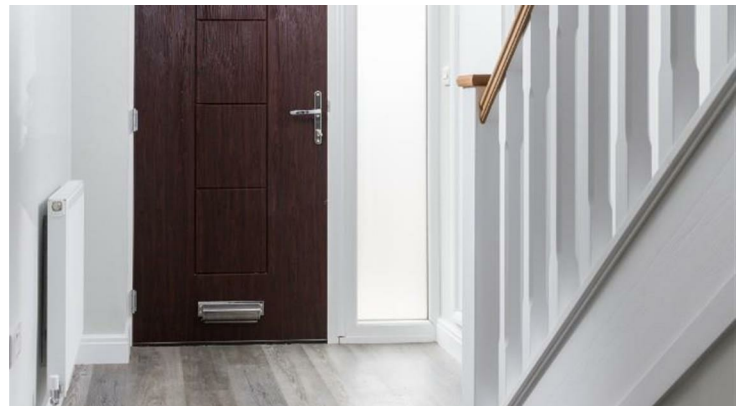
Each property is being sold with a full 10-year New Home Warranty, off street parking and an internal finish to a high specification. Please note Plot 1 was completed early 2024 and is available to view 7 days a week. All the 4 units will be completed by the end of 2024 and an early inspection is strongly recommended to appreciate the quality on offer.

Turfed gardens are included within the sale.
Heating - air source heat pump and all other mains services.

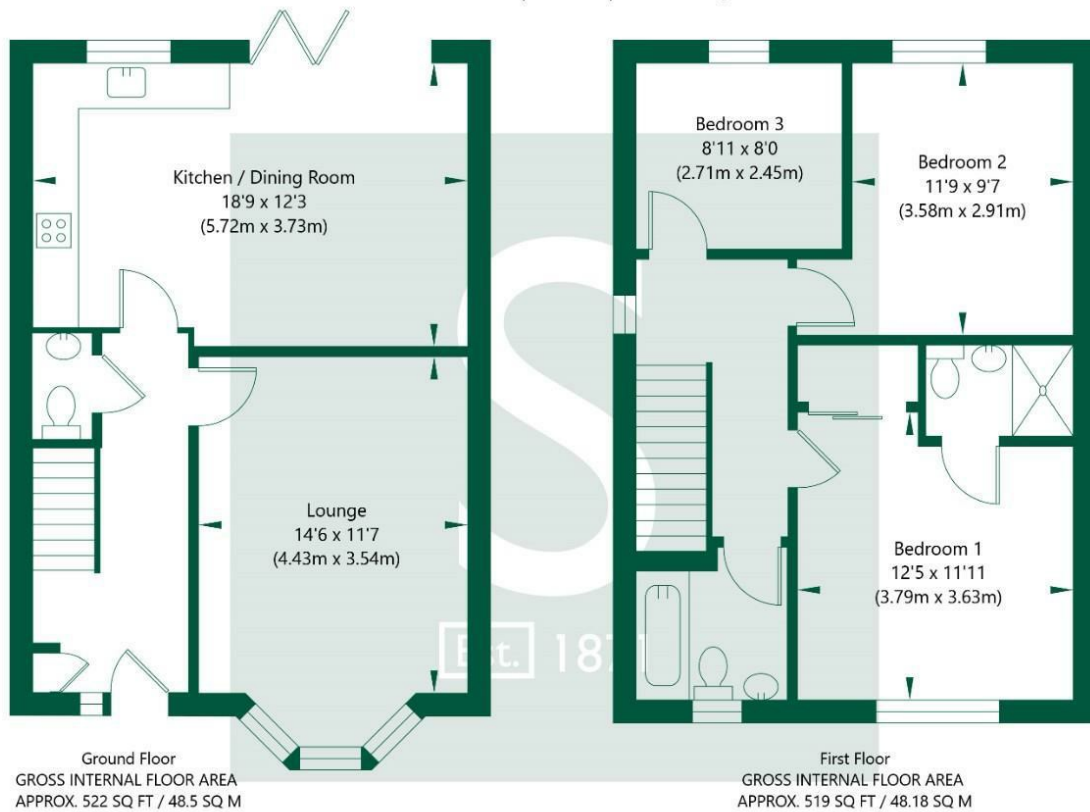
EER- TBC
Tenure - Freehold
Council Tax - Selby Council Band - TBC

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

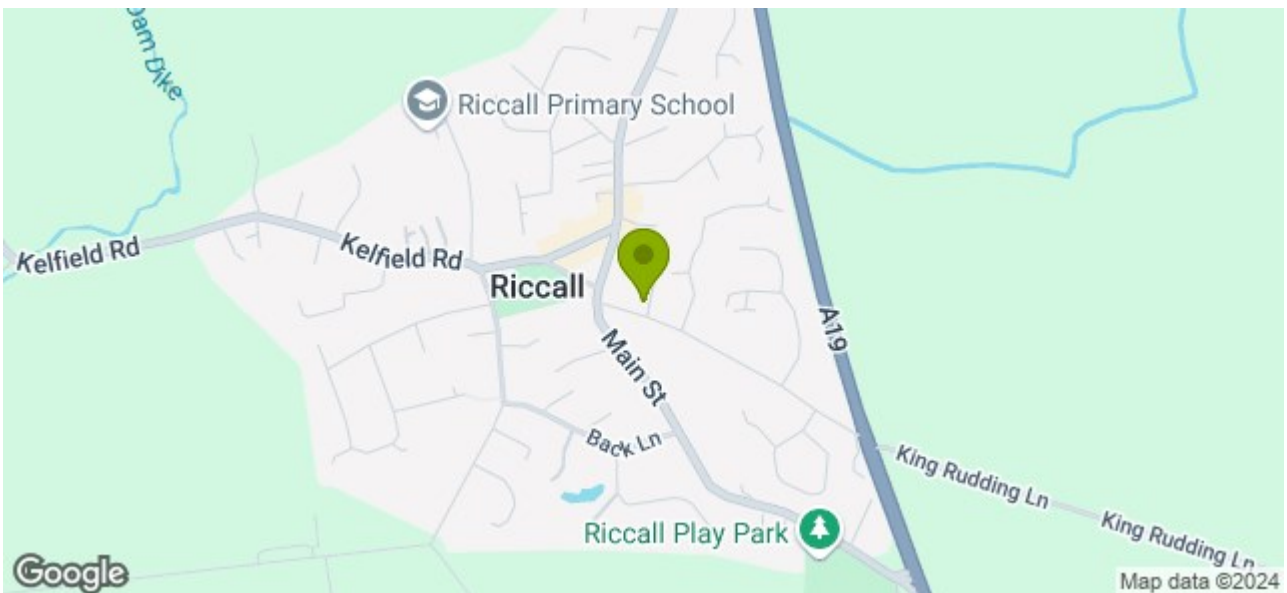




Station Road, Riccall, YO19 6QJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1041 SQ FT / 96.68 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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