

Main Street, Riccall, York £240,000

No Onward Chain

An excellent opportunity to acquire this characterful terraced property, complete with modern internal accommodation and a private courtyard style rear garden.



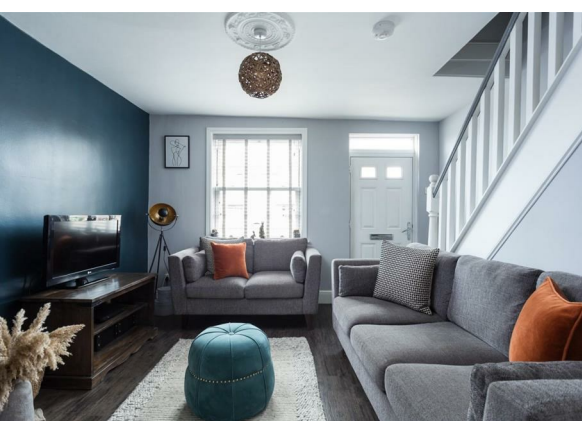
The property welcomes you through into an entrance lobby via a smart navy coloured uPVC composite front door. The ground floor accommodation showcases two reception rooms and a modern kitchen located towards the rear of the property.

The lounge is located to the front of the property and offers a cosy yet sizable room having a double glazed sliding sash window to the front, an original fireplace, and sufficient space for appropriate furniture.



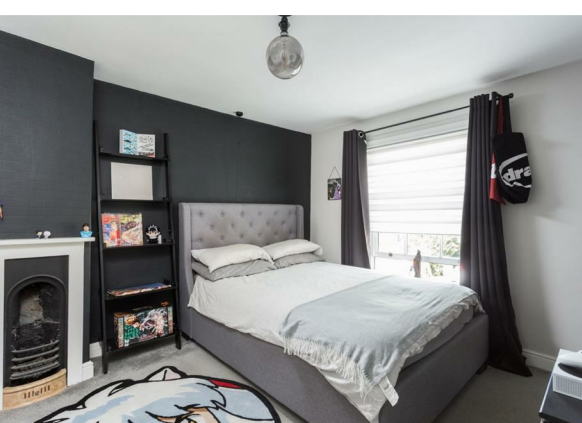
Internal French doors lead into the second reception area, being more open plan and merging with the kitchen to the rear. This is a great space and could be used as a dining area, play area, home office or snug, depending on the individual(s) requirements. There is an understairs cupboard, perfect for additional storage.

The kitchen enjoys a range of modern wall and base units to three sides with a breakfast bar and a range of built in appliances. Those appliances include a fridge, freezer and ceramic hob with extractor hood above. There is a double glazed sash style window to the rear along with a rear door leading outside and beyond. The gas central heating boiler is also located within the kitchen.



To the first floor, the property is further enhanced by two well proportioned double bedrooms and a bathroom. The generously sized main bedroom is located to the rear, being complemented by built in wardrobes to two sides.

The internal accommodation is completed by a modern bathroom, having a panelled bath with shower attachment over and glass screen, pedestal hand wash basin and low flush wc. There is surrounding white tiling and darker grey flooring.



To the outside, the property will be found along Main Street, located in a village, known to be many, as a very popular residential area. 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. 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.

To the front there is an enclosed landscaped garden with small gate for access to the property, and to the rear there is a private and enclosed courtyard with outbuilding, ideal for storage.

The property represents a wonderful opportunity to acquire a modern and spacious residence, a property type that is few and far between in the village. The property crucially is being offered for sale with no onward chain. All mains services are connected to the property. An early inspection is strongly recommended and strictly by appointment only.



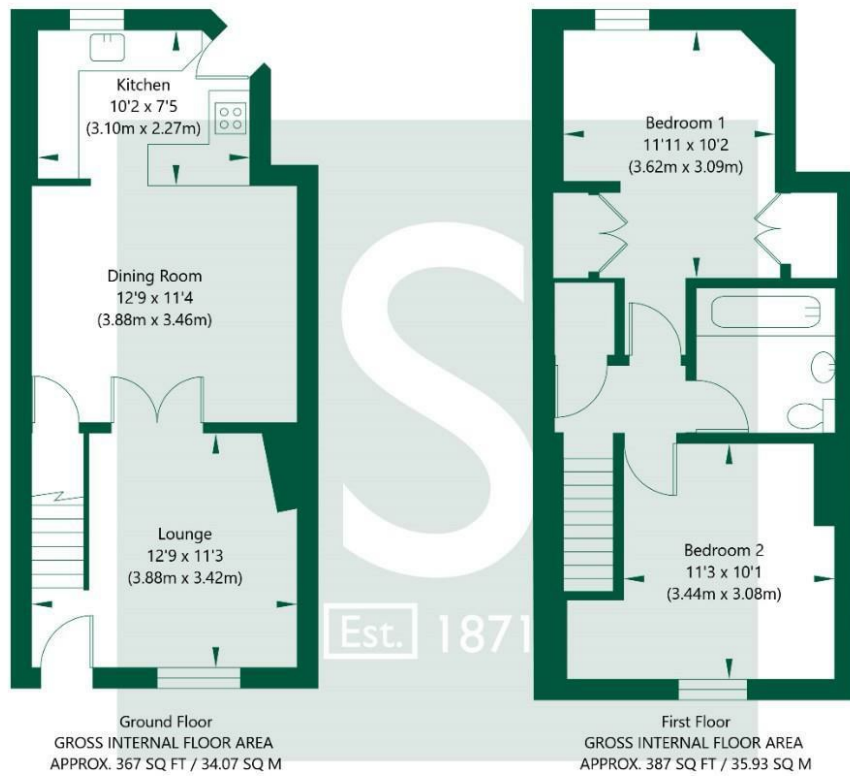
EER- 70 (C)

Tenure - Freehold

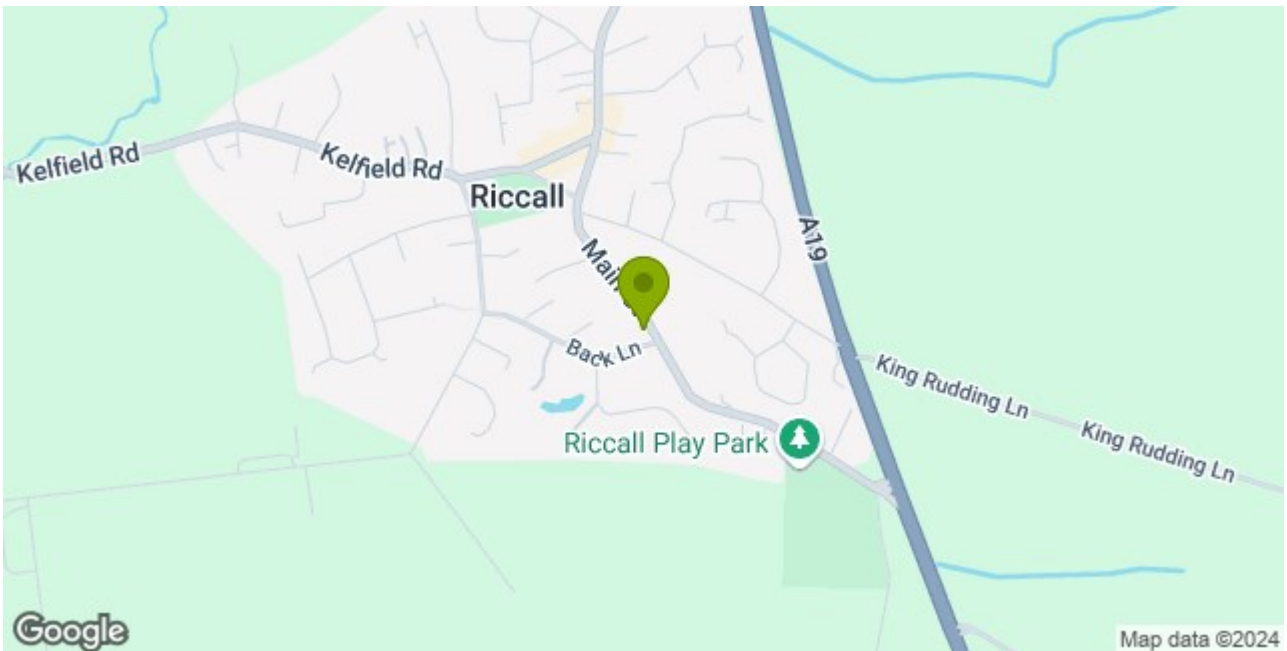
Council Tax - North Yorkshire Council - Band A

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

Main Street, Riccall, YO19 6PZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 754 SQ FT / 70 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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