



Main Street, Riccall, York
£280,000

An excellent opportunity to acquire this deceptively spacious end terrace property offered for sale with no onward chain.



The property welcomes you into the cosy yet spacious lounge/dining room which has a double glazed sash style window to the front and patio doors leading out to the rear. There is plenty of space in here to accommodate both lounge and dining room furniture. There is also a staircase leading to the first floor landing.



Internal French doors lead into the second reception area which could be used as a dining area, play area, home office or snug, depending on the individual(s) requirements. There are two double glazed windows to the front elevation.

The kitchen can be accessed from both reception rooms via a single door. The kitchen comprises a range of base and wall units and a stainless steel sink set into a granite effect laminate work surface. There is a double glazed window facing to the rear and a single doorway leading into the utility. The utility has a door leading out to the rear courtyard as well as a door leading into a downstairs toilet.

To the first floor, the property is further enhanced by four well proportioned double bedrooms. The master bedroom is located at the front of the property and benefits from an en-suite with shower cubicle, w.c and sink. All bedrooms benefit from a double glazed sash style window and a central heating radiator.

The internal accommodation is completed by a house bathroom comprising a traditional three piece suite. There is also a central heating radiator and double glazed frosted window.



To the front there is a forecourt area with boundaries defined by brick wall. To the rear there is a courtyard area and outbuilding which is ideal for storage. Beyond the courtyard area there is a further patio area which is enclosed with brick wall, fencing and hedging.

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.

The property crucially is being offered for sale with no onward chain.



Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: D

Council Tax: C – North Yorkshire Council

Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

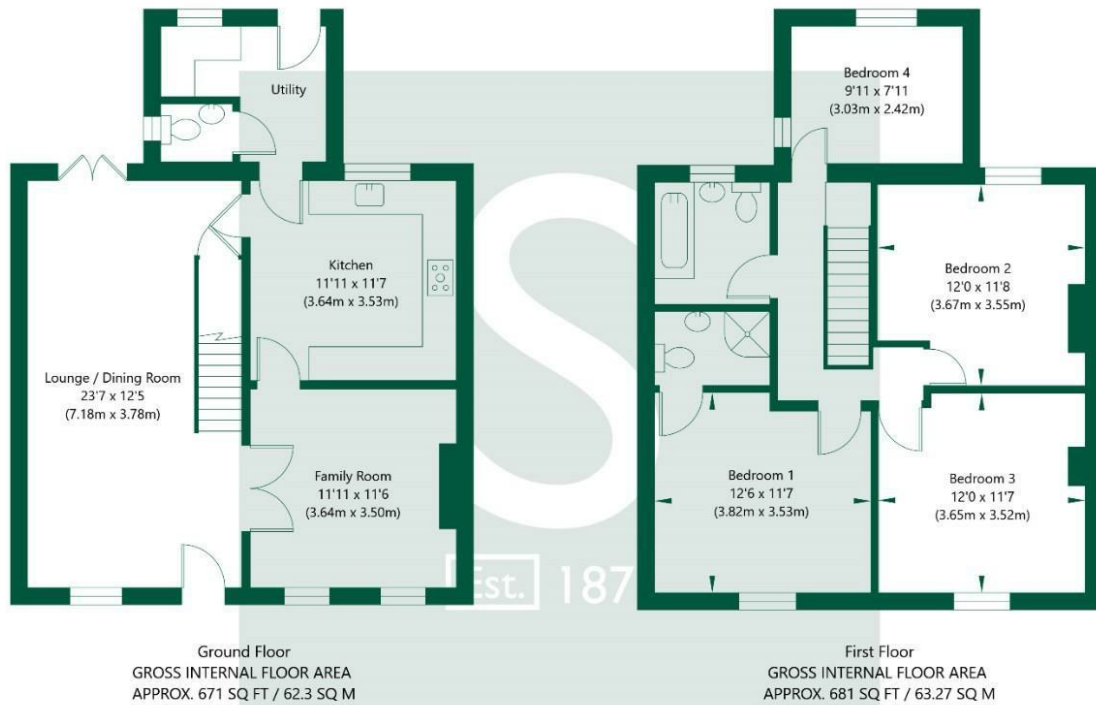
Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707



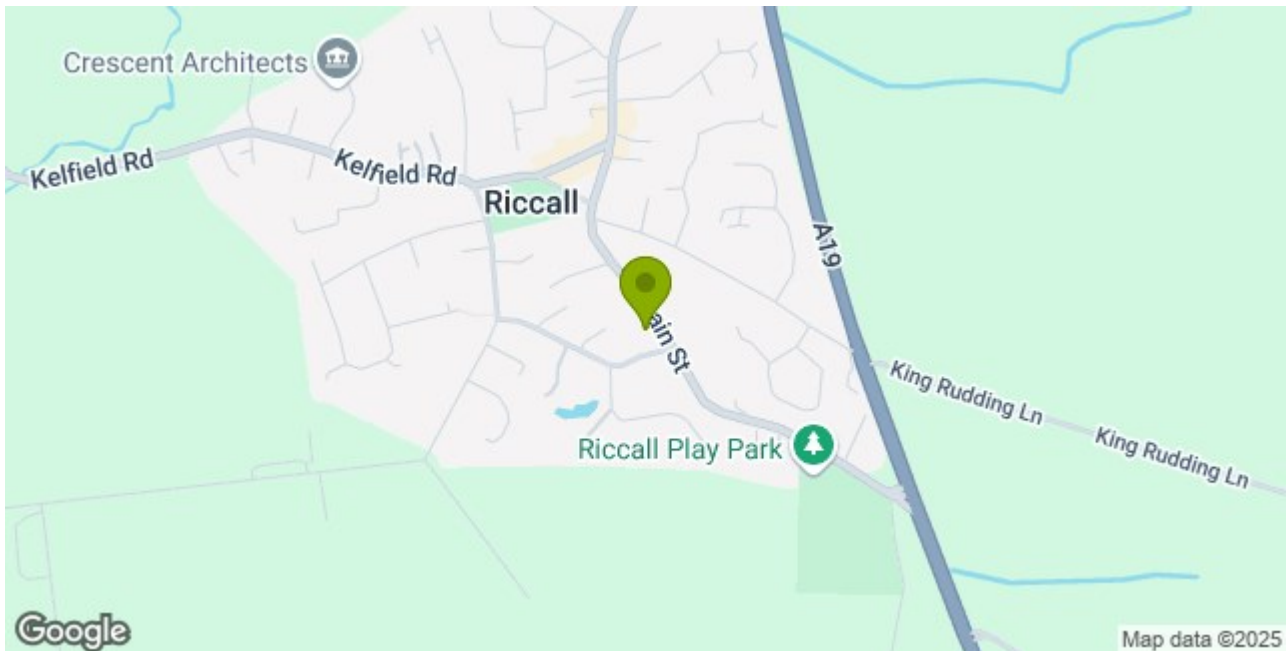
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1352 SQ FT / 125.57 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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