



Station Road, Riccall, York £475,000

Construction has commenced for this detached family residence set within this exclusive development of only four properties.

Plot 4 will be found to the rear of the development enjoying a private yet prominent position, with generous outdoor space. The property comprises: entrance hall with ground floor w/c and stairs to the first floor, along with access into the sitting room, open plan kitchen and separate utility room. The kitchen is flooded with natural light from the bi fold doors, and has an extensive range of units with fitted NEFF appliances. This area has been designed to create an open plan living arrangement with an adjacent space to the kitchen set up for either dining or living purposes. To the first floor are three well proportioned double bedrooms and a nursery or home office and family bathroom. The principal bedroom is complemented by an en-suite. All four bedrooms will benefit from a double glazed window and radiator.

The architects brief was to create a generously sized property extending to approximately 1,350 sq. ft., enjoying well proportioned 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 single brick built garage positioned along the right elevation.

Riccall is a small village of less than 2,500 residents with a popular, well rated primary school and outstanding scenery to 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 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 4 is under construction with an aim to be ready for completion in Spring 2025. Plot 1 & 2 are available to view as show homes 7 days a week. All the 4 units will be completed by the summer of 2025 and an early inspection is strongly recommended to appreciate the quality on offer.

Kitchen, bathroom and floor coverings are negotiable subject to conditions.

Turfed gardens are included within the sale.

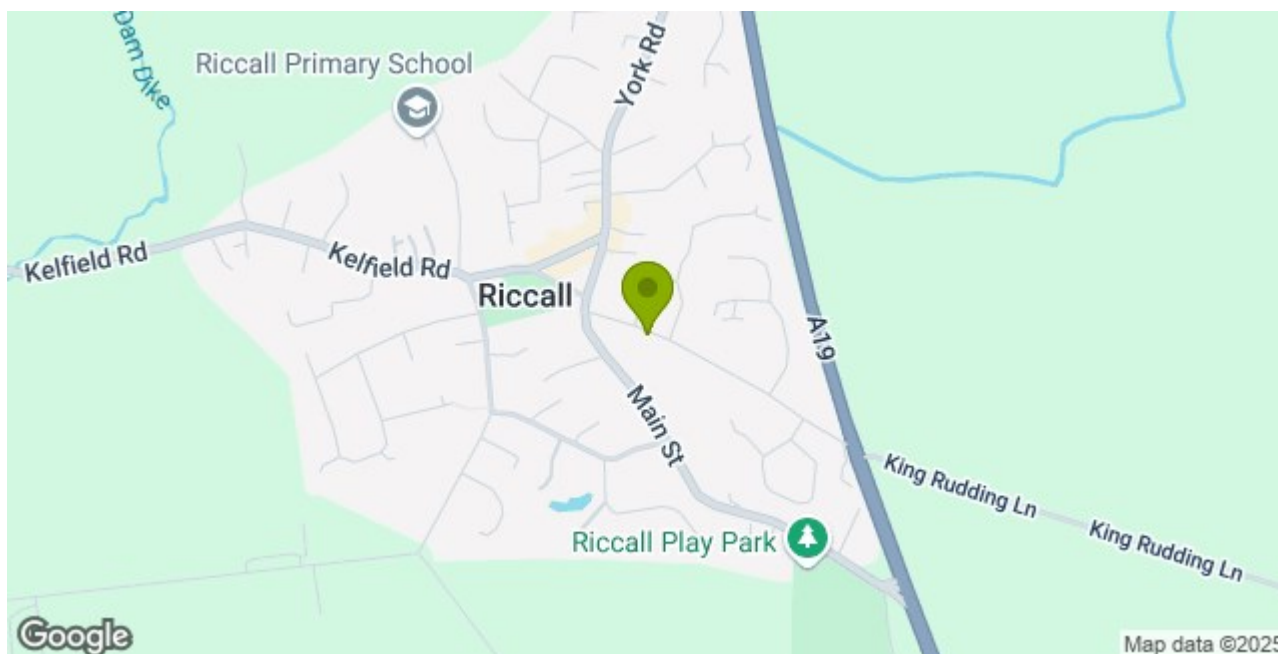
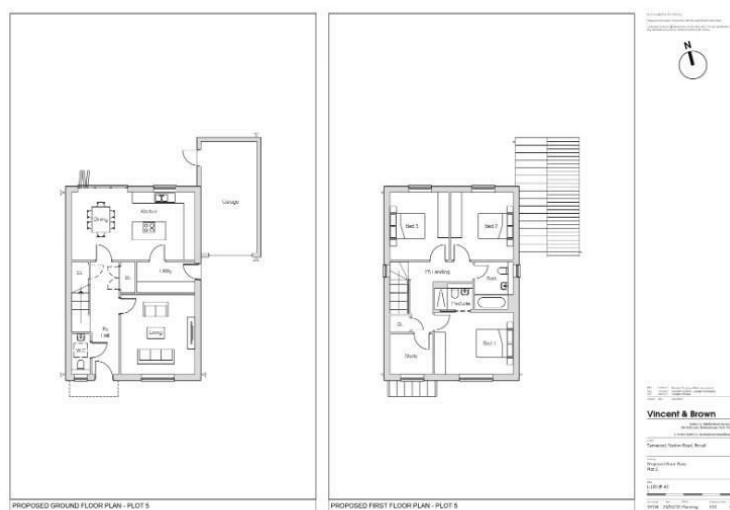
Heating – air source heat pump and all other mains services.

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.



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