



## 6 Mount Park, Riccall

Offers Over £325,000

- Skilfully Extended to Provide Almost 1300 Sq. Ft. of Accommodation
- Impressive Kitchen/Breakfast Room
- Modern Bathroom/WC
- EER 67 (D)
- Generous Lounge Merging With Dining Room
- Family Room/Second Lounge
- Off Street Parking
- Conservatory
- 3 Bedrooms
- Lawned Gardens

A skilfully extended detached property of almost 1,300 sq. ft., set within generous private grounds.

The property is entered through a uPVC composite door into a porch area before leading into the internal accommodation. Located to the front of the property is a generously sized lounge with a bay window to the front elevation and casement window to the side. The dining room merges seamlessly from the lounge area and provides sufficient space for appropriate dining furniture. A conservatory has been added to the rear elevation and provides additional ground floor living space, being accessed directly from the dining area via French doors. The conservatory is of brick and uPVC construction with surrounding double glazed windows and built in blinds. There are further French doors which lead out to the rear garden and beyond.



To the opposing side, there is an impressive open plan living kitchen, which forms part of the single storey extension created by the present owners. The kitchen boasts a range of white gloss wall and base units with black work surfaces over and is a sleek, minimalist design with elegant colour choices and built in appliances. There is a breakfast bar with space for two stools, and recessed spot lights to the ceiling. French doors to the rear elevation lead to the garden and beyond.



The family room was formerly the garage before being converted into a spacious second lounge. There is a double glazed window to the front and provides ample space for this room to be occupied as a snug, home office or play room depending on the individual(s) requirements.

Ascending to the first floor, the property is further enhanced by three bedrooms and a modern house bathroom. All three bedrooms benefit from a double glazed window and central heating radiator.



The internal accommodation is completed by a modern house bathroom comprising a traditional three piece suite with surrounding full height tiling and a frosted double glazed windows.

Externally, the property is located within a popular residential area on the edge of the village. Approached from The Mount, the property has two hard standing off street parking spaces and a large front garden which continues along the side and into the rear garden. The front garden is predominantly laid to lawn with herbaceous borders to the front and a fenced boundary to the side.



The rear garden is laid to lawn with enclosed fenced boundaries to all three sides with a patio area immediately from the property. The outdoor space is generous and undoubtedly one of the key selling features.

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: D – North Yorkshire Council

Current Planning Permission: No current valid planning permissions

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

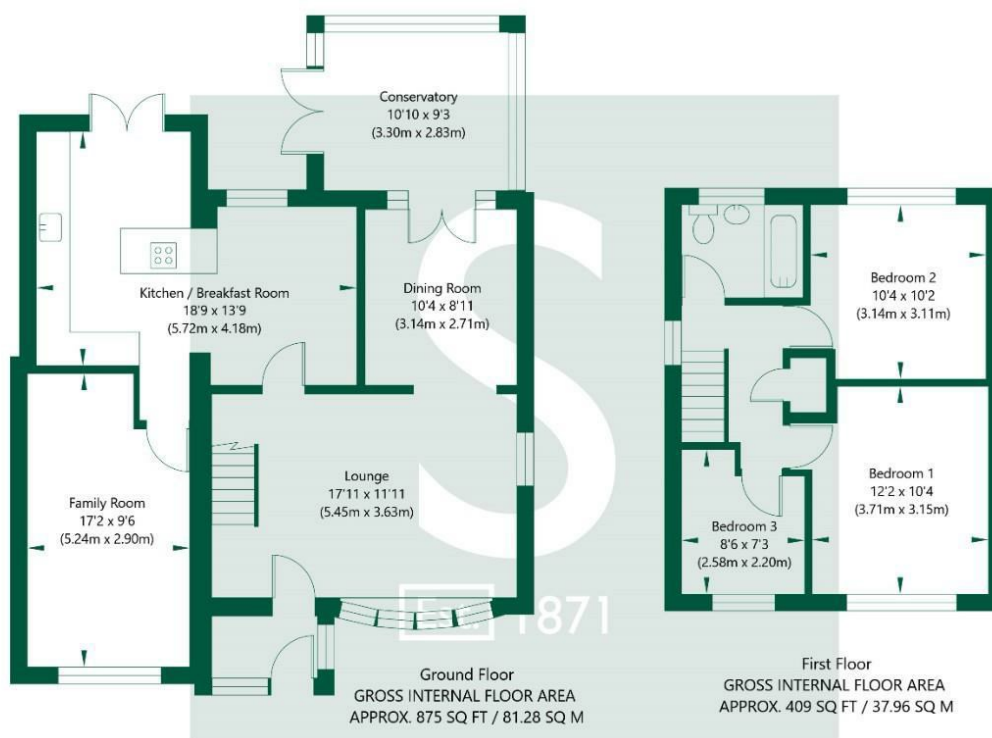
Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707



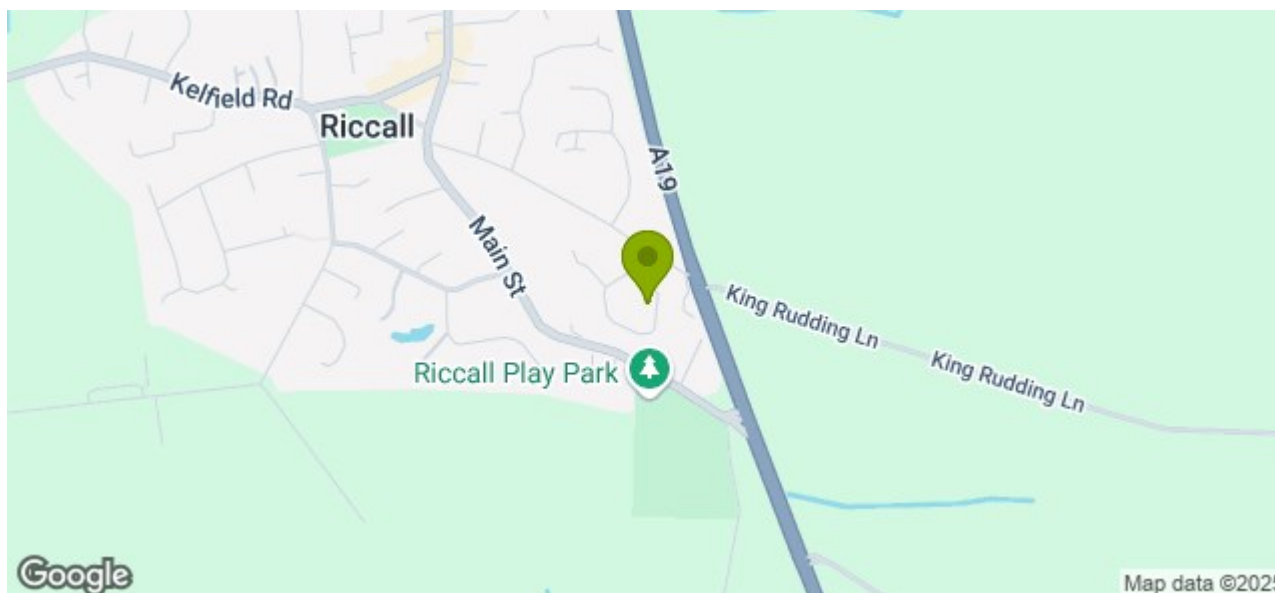
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



# Mount Park, Riccall, York, YO19 6QU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1284 SQ FT / 119.24 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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