



3 Mill Lane, Riccall

£350,000

- Semi Detached Over 3 Floors
- Entrance Hall with Cloaks/WC
- Family Bathroom & En-Suite to Bed. 1
- EER 54 (E)
- 4 Bedrooms
- Spacious Lounge
- Garden Mainly Laid to Lawn
- Extensively Modernised
- Open Plan Kitchen/Diner
- Convenient York & Selby

A beautifully presented four bedroomed semi detached house offering spacious accommodation over three floors, located in the desirable village of Riccall.

Since purchasing the property in 2021, the current owners have undertaken an extensive programme of renovation and modernisation works. The result is a thoughtfully upgraded home that blends contemporary finishes with character features.

The property welcomes you through a side entrance door into a spacious hallway providing access to the ground floor arrangement with staircase to the first floor. Opposite the entrance door is a cloakroom with low flush w.c. and wash hand basin. There is also a useful utility room which has a range of base and wall units and a stainless steel sink, in addition to plumbing for laundry facilities.

The cosy yet spacious lounge faces the front of the property with patio doors leading out into the garden. There are two double glazed windows; one to the front and one to the side elevation. The focal point of the room is the feature fireplace with electric remote controlled fire. There is also a central heating radiator in addition to a TV and telephone point.

Positioned at the rear of the property, the open-plan kitchen diner offers a stylish and functional space ideal for modern living. It features a range of blue base and wall units with brushed chrome handles, complemented by a quartz worktop and a black granite-effect sink. There is an integrated dishwasher and space for a cooker and fridge freezer. The room is filled with natural light from double-glazed windows to the side and rear elevations, as well as two skylight windows inset to the ceiling.

The first floor comprises three bedrooms and a house bathroom. All bedrooms have a double glazed window and central heating radiator. Bedroom three also has a further Velux skylight window to the rear elevation.

The bathroom comprises a modern three piece suite. There is a white bath with shower attachment and further waterfall style shower over in addition to a low flush w.c. and wash hand basin. The room has tiling to all walls and tiled effect flooring. Double glazed opaque window to the side elevation, central heating radiator and extractor fan.

The second floor features a spacious main bedroom with an en-suite. The bedroom benefits from two double-glazed Velux windows and an additional side-facing window, providing ample natural light. Character features include exposed ceiling beams and a traditional-style central heating radiator.

The en-suite comprises a shower cubicle, low-flush w.c. and wash hand basin. The central heating boiler, installed approximately three years ago, is also located here. All walls are fully tiled to ceiling height and there is a double-glazed Velux window.

The garden is situated at the front of the property and is mainly laid to lawn, offering a spacious and well-maintained outdoor area. There are two decked seating areas positioned at either end, ideal for outdoor dining or relaxation. To the bottom of the garden is a tarmaced parking area accessed via a timber gate. The garden is fully enclosed with timber fencing.

Riccall is a small village 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.

Tenure: Freehold

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

Broadband Coverage: Up to 1600* Mbps download speed

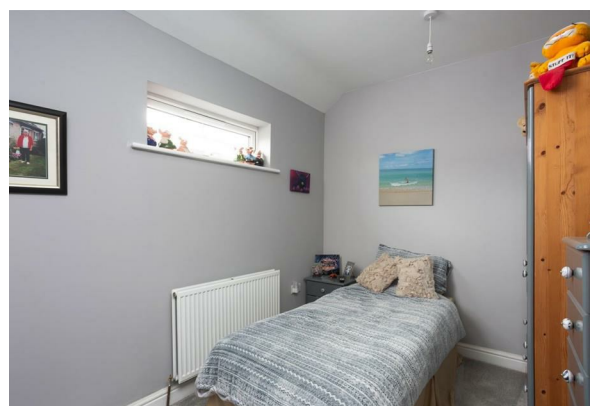
EPC Rating: 54 (E)

Council Tax: North Yorkshire Council Band A

Current Planning Permission: No current valid planning permissions

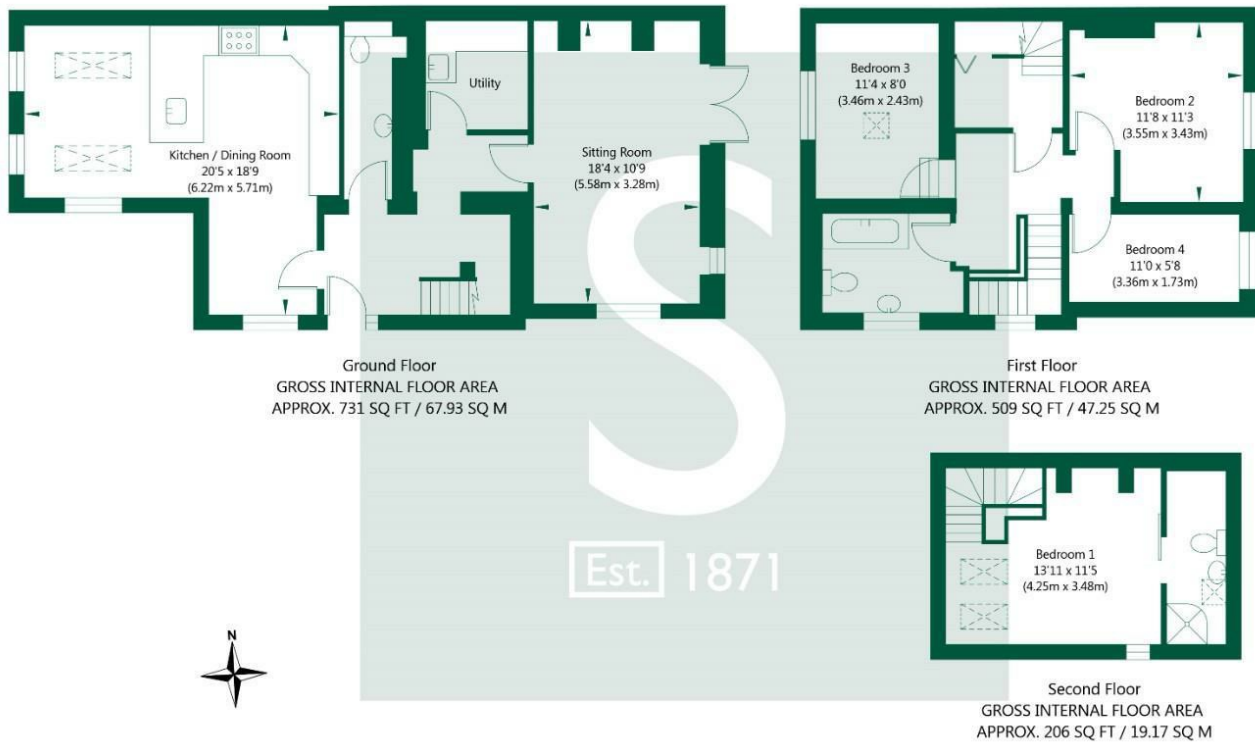
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

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

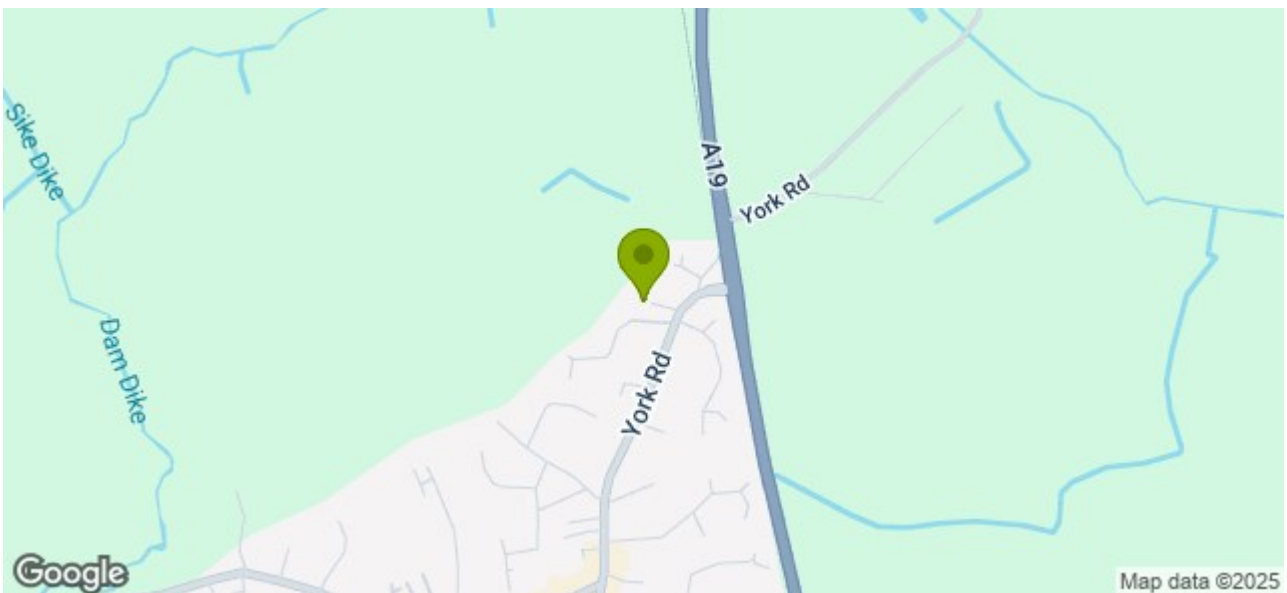




Mill Lane, Riccall, York, YO19 6QY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1446 SQ FT / 134.35 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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