



**Station Rise, Riccall, York**  
**£310,000**

The seller is able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions.



Positioned in the highly desirable village of Riccall, just south of York, this beautifully presented three-bedroom detached home offers generous and flexible living space, making it an ideal choice for families or those looking to upsize.



Thoughtfully designed throughout, the property combines modern style with everyday comfort and functionality.



On the ground floor, a welcoming entrance hall leads into a bright and spacious living room located at the front of the home. With large windows allowing plenty of natural light, it provides an inviting space to relax and unwind.



To the rear, the home opens up into a contemporary open-plan kitchen and dining area, enhanced by skylights and striking bi-fold doors that lead out to the west-facing garden. This impressive space is perfect for both everyday family life and entertaining guests, creating a seamless indoor-outdoor flow.



The first floor features three well-proportioned double bedrooms. Two of the bedrooms include built-in storage, while the principal bedroom enjoys the additional benefit of a stylish en-suite shower room. A modern, three-piece family bathroom serves the remaining bedrooms and completes the upstairs accommodation.

Externally, the property continues to impress. A private driveway provides off-street parking and leads to an integral single garage, offering additional storage or secure parking. The front garden adds kerb appeal, while the generous rear garden is predominantly laid to lawn, with a paved patio area ideal for outdoor dining. Mature hedging at the boundaries offers a sense of privacy and seclusion.

The property is ideally located within walking distance of Riccall's range of local amenities, including a village store, pubs, and a primary school. With easy access to York and excellent transport links nearby, this is a home that offers both convenience and lifestyle in equal measure.

Early viewing is highly recommended to fully appreciate the space, setting, and quality of finish this fantastic home has to offer.

**Tenure:** Freehold

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

**Broadband Coverage:** Up to 1600\* Mbps download speed

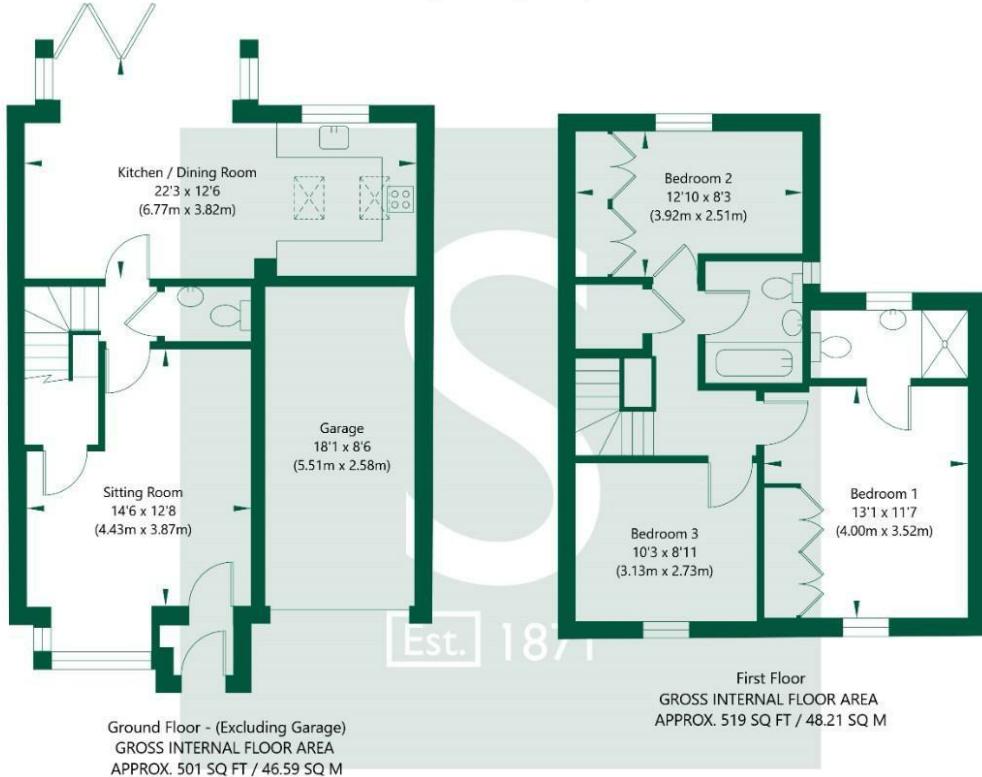
**EPC Rating:** 77 (C)

**Council Tax:** North Yorkshire Council Band C

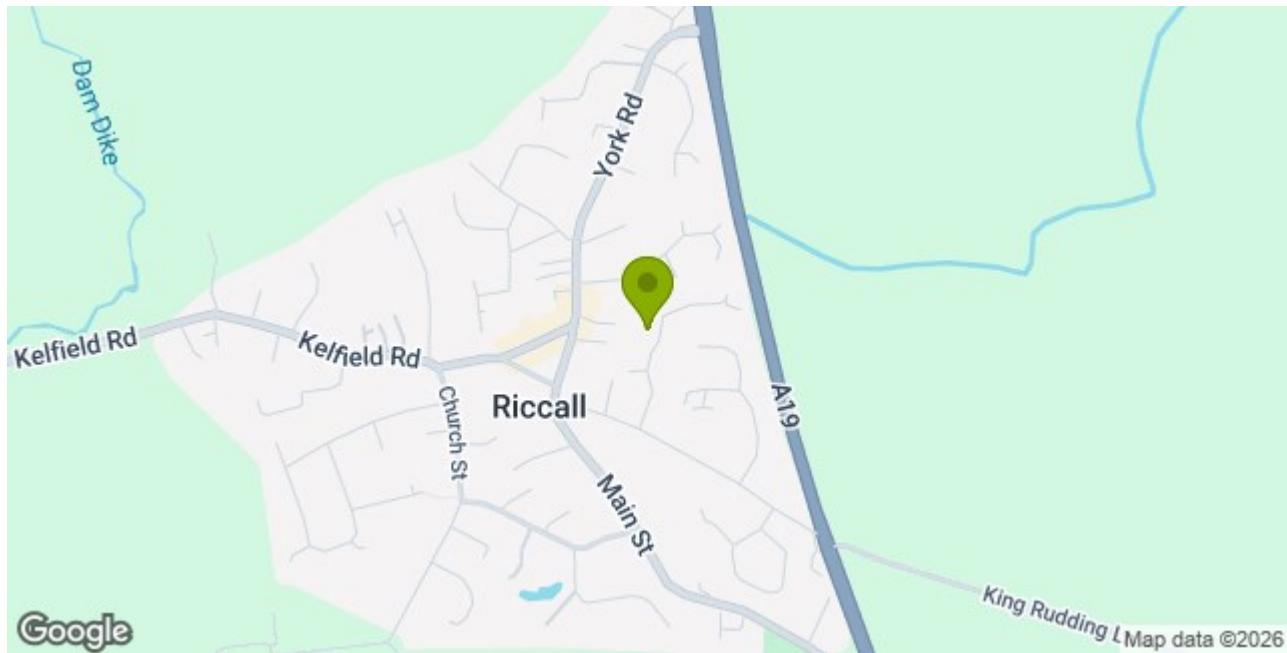
**Current Planning Permission:** No current valid planning permissions

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

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1020 SQ FT / 94.8 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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