



The Hawthorns, Riccall, York £250,000

Located in the sought-after village of Riccall, this delightful 2-bedroom detached bungalow offers a rare opportunity to enjoy peaceful village life whilst having good transport links to York & Selby.



Inside, the bungalow features a bright and welcoming reception room, highlighted by a large double-glazed bow window to the front elevation, which allows natural light to flood the space and offers pleasant views of the front garden. This comfortable living area provides an ideal setting for relaxing or entertaining.



The well-appointed kitchen is fitted with a range of wall and base units, offering ample storage and workspace. There is a single door leading out onto the driveway at the side of the bungalow, along with a double glazed window to the side elevation. With a little modernisation, it presents a great opportunity to create a stylish, functional hub of the home.



Leading off from the rear hall, which has two handy storage cupboards, the property offers two well-proportioned bedrooms, each providing comfortable accommodation with space for double beds and additional furniture. Both bedrooms have the benefit of fitted wardrobes and double glazed windows to the rear elevation.



The bathroom comprises a three piece suite with the bath having chrome taps and chrome shower attachment. There is an opaque double glazed window to the side elevation.

The layout of the bungalow is both practical and versatile, making it ideal for downsizers and small families.

The property benefits from a good-sized rear garden, perfect for outdoor entertaining, gardening, or simply enjoying the peace and privacy. There's also ample off-road parking at the front, ideal for multiple vehicles or visiting guests. The garage has an up and over door, plumbing for washing machine and lighting.

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected. Oil Central Heating

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 52 (E)

Council Tax: North Yorkshire Council Band C

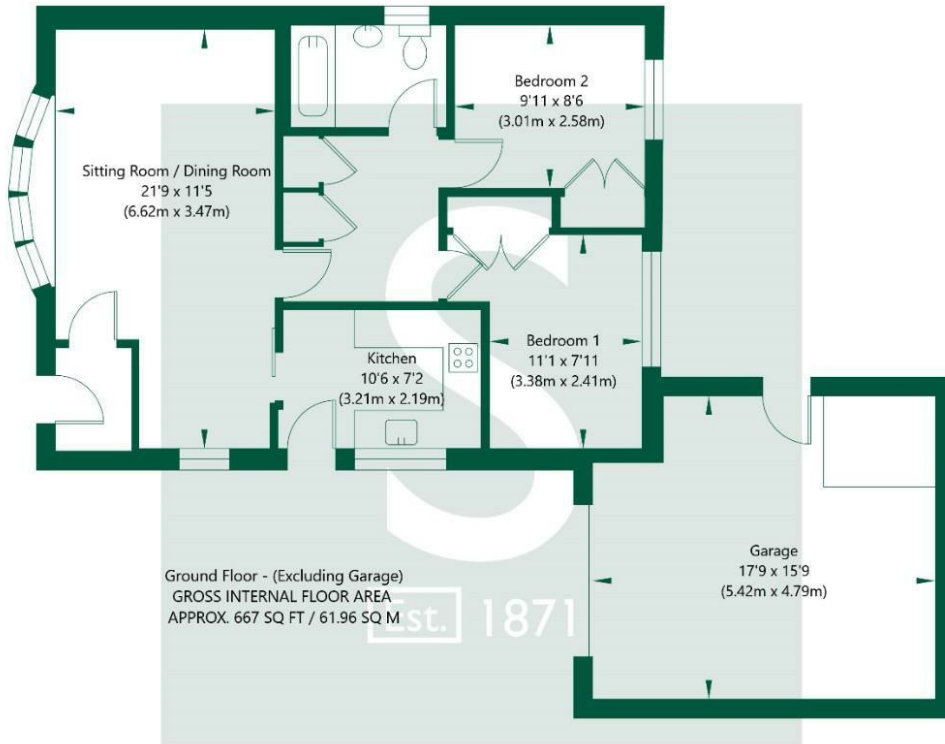
Current Planning Permission: No current valid planning permissions



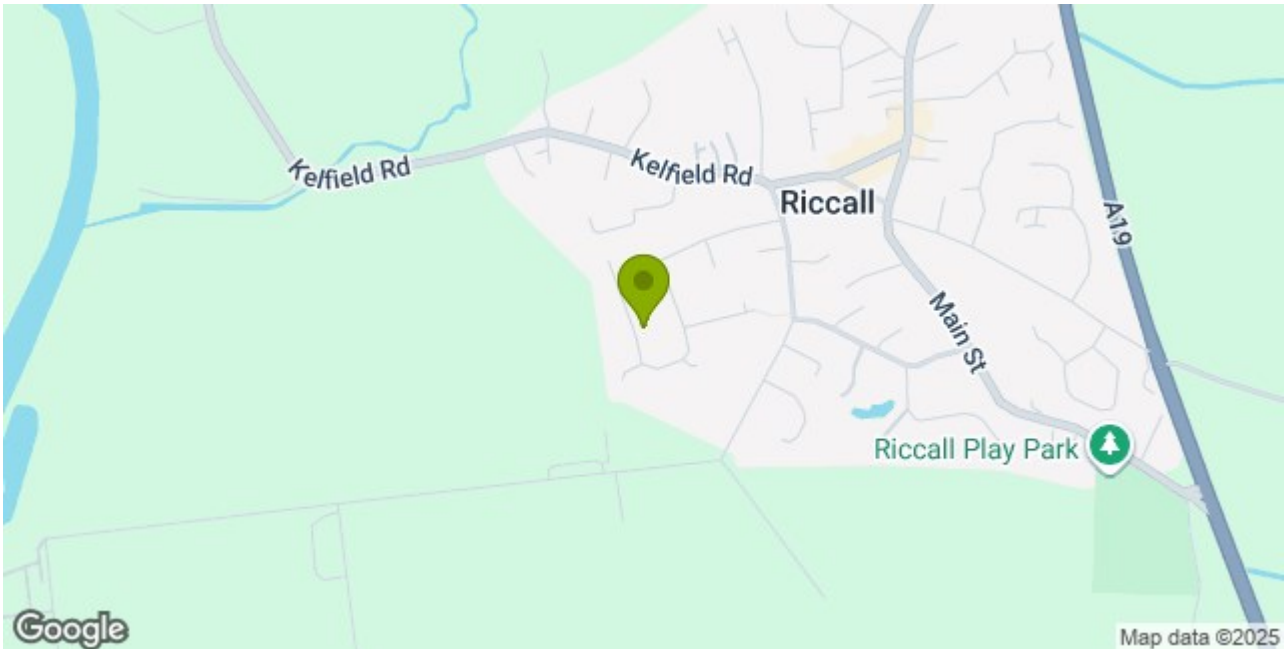
Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

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

The Hawthorns, Riccall, YO19 6NZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 667 SQ FT / 61.96 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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