



**Manor Garth, Riccall York YO19 6QX**

*welcome to*

**Manor Garth, Riccall York**

Stunning Detached family home in Riccall, North Yorkshire.





Welcome to this exceptional detached family home in Riccall, North Yorkshire. This beautifully presented property features a spacious lounge, a dining room, and a kitchen diner with a fitted kitchen, including all white goods and a breakfast bar. The ground floor also benefits from a convenient bathroom. Upstairs, you'll find four double bedrooms, with the master suite offering a dressing area, built-in wardrobes, a built-in TV, a fireplace, and sliding doors leading to a fully fitted en-suite with a built-in TV above the bath. Additional features include a garage and a low-maintenance rear garden complete with a hot tub, summer house, artificial grass, and an outside tap. This home perfectly combines modern living with comfort, making it ideal for families.

### **Entrance Hall**

### **Cloakroom**

### **Lounge**

22' 8" x 11' 4" ( 6.91m x 3.45m )

### **Dining Room**

14' 7" x 9' 6" ( 4.45m x 2.90m )

### **Kitchen/Diner**

25' 3" MAX x 20' 8" MAX ( 7.70m MAX x 6.30m MAX )

### **Landing**

### **First Bedroom**

27' 4" x 14' 1" ( 8.33m x 4.29m )

### **En-Suite**

### **Second Bedroom**

11' 4" x 9' 11" ( 3.45m x 3.02m )

### **Third Bedroom**

11' 4" x 9' 4" ( 3.45m x 2.84m )

### **Fourth Bedroom**

10' 10" x 8' 11" ( 3.30m x 2.72m )

### **Bathroom**

### **Garage**

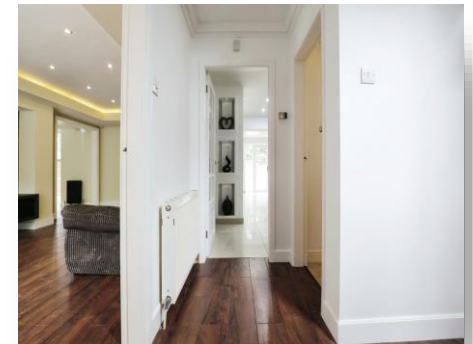
17' 1" x 14' 2" ( 5.21m x 4.32m )

### **Front Garden**

### **Rear Garden**

### **Summer House**

16' 11" x 6' 6" ( 5.16m x 1.98m )



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## welcome to Manor Garth

- Detached House
- Four Double Bedrooms
- En-suite
- Low Maintenance Garden
- Garage

Tenure: Freehold EPC Rating: E

# £435,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108132 - 0004

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william h brown



**01757 210040**



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



**williamhbrown.co.uk**