

property details **approval form**

19 Selby Road, Riccall, York, North Yorkshire, England, YO19 6QP

Date: 12 February 2025

Property Ref and Version: SEL108332 - 0007

selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£395,000

Tenure: Freehold

>> **key features**

- > Semi-Detached House
- > Four Bedrooms
- > Amazing Countryside Views
- > Kitchen/Diner
- > Driveway For Multiple Vehicles
- > Lawn Garden
- > EPC Rating: E

>> **short description**

Stunning Four-Bedroom Family Home with Breathtaking Countryside Views.

>> **long description**

Nestled on Selby Road in the sought-after village of Riccall, this stunning four-bedroom home offers exceptional countryside views from every room. The property features a convenient cloakroom and down stairs WC with laminate flooring, while the cosy lounge with a log burner provides a warm, inviting atmosphere. The large kitchen diner, complete with under floor heating, offers ample space for both a sofa and dining table, along with a central island breakfast bar, perfect for family living and entertaining. A well-equipped utility room with wall and base units and vinyl flooring adds practicality. This property also features a second reception room that can be used as an office, playroom or snug. The first two double bedrooms each offer fantastic countryside views, laminate flooring, and built-in wardrobes, with the third and fourth bedroom being a comfortable double and single. The family bathroom includes both a bath and a separate shower cubicle. Outside, the private and enclosed garden includes a lawn, two patio areas for outdoor enjoyment, and an outbuilding for additional storage. This charming home truly offers the best of both countryside living and modern comfort.

>> **directions**

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>> **Agent Note**

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>> room description

Entrance Hall

Door to front, window to side, under stairs cupboard, vinyl flooring, radiator.

Cloakroom

WC, wash hand basin, laminate flooring.

Lounge

16' 7" into bay x 10' 11" into recess (5.05m into bay x 3.33m into recess)

Cosy lounge offering carpet, a log burner and a radiator. Window to the front.

Reception Room Two

14' 9" into recess x 10' 9" (4.50m into recess x 3.28m)

Versatile room that could be used as an office, a playroom or a snug, including laminate flooring, two windows to the side and a radiator.

Kitchen Diner

23' max x 17' 7" into recess (7.01m max x 5.36m into recess)

Fabulous kitchen diner offering space for a dining table and a sofa, under floor heating, fitted kitchen, wall and base units, island breakfast bar, sink/drain, oven, hob, cooker hood, integrated fridge and dishwasher. This amazing kitchen is open plan including tiled flooring, door and two windows to the rear.

Utility Room

9' 9" x 5' 1" (2.97m x 1.55m)

Wall and base units, work tops, plumbing for washing machine, boiler, space for fridge freezer, vinyl flooring and a radiator.

Landing

Stairs from ground floor with carpet.

Bedroom One

14' 11" x 9' 1" to front of wardrobes (4.55m x 2.77m to front of wardrobes)

Double bedroom offering laminate flooring, window to the front with amazing countryside views, built in wardrobes and a radiator.

Bedroom Two

10' 11" x 9' 7" into recess (3.33m x 2.92m into recess)

Double bedroom with laminate flooring, window to the front also offering countryside views, built in wardrobes, radiator.

Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m)

Double bedroom with laminate flooring, window to the rear with amazing views, radiator.

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>> room description

Bedroom Four

7' 10" x 7' 4" into recess (2.39m x 2.24m into recess)

Single bedroom with laminate flooring, window to the side and a radiator.

Bathroom

Window to the rear, laminate flooring, bath and shower cubicle, WC, wash hand basin, towel radiator, extractor fan, spotlights.

Front Garden

Lawn garden and gravel driveway.

Rear Garden

Space to side for storage, enclosed with two patio areas and lawn, fence to surround, private and mature plot, outbuilding or storage.

Parking

Driveway to front for multiple vehicles.

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>> **room description**

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>> **property images**



Your William H Brown office: 52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET

T 01757 210040 **E** Selby@williamhbrown.co.uk

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

| | Signature | Date |
|-----------------|-----------|------|
| Rob Heath | | |
| Mrs S.J. Wilman | | |