



Elmhirst
Parker
Estate Agents & Solicitors



1 Selby Road

Riccall
YO19 6QP

£450,000



- TRADITIONAL DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTIONS AND GARDEN ROOM
- KITCHEN AND UTILITY AREA
- DOWNSTAIRS CLOAKROOM
- LARGER THAN AVERAGE PLOT
- VIEWS OVERLOOKING ADJOINING FIELDS
- POPULAR LOCATION BETWEEN SELBY AND YORK
- NO ONWARD CHAIN





*****TRADITIONAL DETACHED HOUSE ON LARGER THAN AVERAGE PLOT WITH OPEN VIEWS***** Requiring some modernisation but well positioned on the edge of the village of Riccall. The property offers good sized accommodation throughout which includes:- 2 receptions and garden room, kitchen and utility area, downstairs cloakroom, 3 bedrooms and bathroom. Outside is a large garage and the property is offered with no chain.

Storm porch to entrance door with Victorian style glazing leading into:-

Entrance Hall

4.19m max x 2.69m (13'8" max x 8'9")

With stairs off to the first floor. An understairs cupboard housing the gas boiler. Having a window to the side elevation and a radiator.

Living Room

4.57m x 3.97m (14'11" x 13'0")

Having a feature mahogany style fireplace housing a gas fire. With a large bay window to the front elevation and a further window to the side. Radiator.

Kitchen

3.95m x 3.66m (12'11" x 12'0")

Equipped with a basic range of units, work surfaces and sink. Having a radiator, windows to the side elevation and an opening into:-

Utility Area

3.54m max x 2.48m max (11'7" max x 8'1" max)

With plumbing for a washing machine. Door and window to the side elevation. Door into:-

Cloakroom

Being half tiled and having a white suite comprising wc and wash hand basin.

Dining Room

3.5m x 2.7m (11'5" x 8'10")

Having a radiator and glazed double doors into:-

Garden Room

4.29m max x 3.54m (14'0" max x 11'7")

With windows to the side and rear elevations and french doors giving access to the rear garden.

Landing

With doors off, a window to the side elevation and a radiator.

Bedroom 1

4.59m max x 3.64m max (15'0" max x 11'11" max)

Having a window to the front elevation and a radiator.



Bedroom 2

3.65m max x 4.34m max (11'11" max x 14'2" max)
Having a window to the rear elevation and a radiator.

Bedroom 3

2.95m x 2.65m (9'8" x 8'8")
Having windows to the front and side elevations and a radiator.

Bathroom

3.62m x 2.75m (11'10" x 9'0")
Having a modern white suite comprising panelled bath, separate shower cubicle, wc and dual wash hand basins.

Garage

10m x 3.31m (32'9" x 10'10")
Having a roller door to the front and personal door to the side. Windows to the side and rear elevations. Power connected.

Outside

The property is approached from the side by a tarmac drive which provides ample off road parking and access to the garage. To the front is a large enclosed lawned area with mature shrubs and trees. To the rear is another large lawned garden which has open views over the adjoining fields.

Utilities

Mains electric
Mains gas
Mains water (not metered) and Sewerage
Mobile - 4G
Broadband FTTC - Superfast

Note

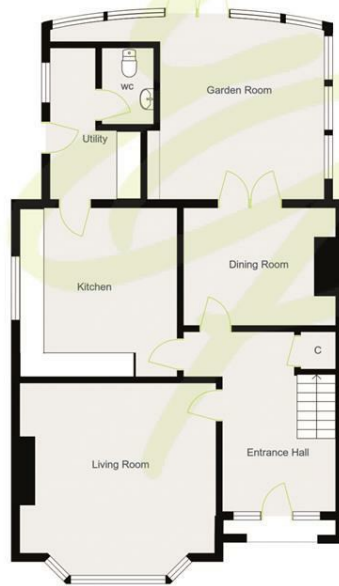
The sale of this property is subject to a grant of probate.





Ground Floor

Approximate Total Floor Area
144 SQ.M (1550 Sq ft.)
Garage 34 SQ.M (365Sq ft.)



1st Floor



All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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