



Elmhirst
Parker
Estate Agents & Solicitors



6-7 Silver Street

Riccall
YO19 6PA

Guide price
£375,000



- THREE STOREY PERIOD COTTAGE
- DECEPTIVELY LARGE PLOT
- FOUR BEDROOMS AND TWO BATHROOMS
- SEPARATE ANNEXE TO THE REAR (REQUIRES FINISHING WORKS INSIDE)
- MANY TRADITIONAL FEATURES
- GARAGE AND OFF ROAD PARKING
- GARDEN AND OUTBUILDING
- POPULAR VILLAGE LOCATION
- NO CHAIN





****THREE STORY PERIOD COTTAGE WITH ANNEXE TO REAR**** This delightful end terrace house boasts 4 bedrooms, offering ample space for a growing family or those who love to entertain guests. The separate annexe, although requiring finishing works, provides the flexibility for various living arrangements such as a guest suite, home office, or even a rental opportunity. The annexe adds a unique touch to this already characterful home. Situated in the heart of the village, this property benefits from a central location, allowing easy access to local amenities, shops, and schools. The quaint surroundings of Riccall create a peaceful and welcoming atmosphere for residents to enjoy. The house itself is full of character, with traditional features that add warmth and charm to the living spaces. From exposed beams to cosy fireplaces, every corner exudes a sense of history and comfort. The outdoor space offers a tranquil retreat from the hustle and bustle of everyday life. Don't miss the opportunity to own this wonderful property in Riccall, where modern convenience meets historic charm. Book a viewing today and envision the possibilities that this home has to offer.

Having a side stable style entrance door leading into:-

Entrance Hall

Open plan with stairs off to the first floor and a window to the side elevation.

Living Room

4.10m x 4.70m (13'5" x 15'5")

With exposed beams and a fireplace housing log burner. Windows to the front and side elevations and a radiator.

Kitchen/Diner

Having a range of hand made base units with complimentary work surfaces incorporating a Belfast sink, and plumbing for a dishwasher. Space for a range style gas oven with extractor fan over and space for a large American style fridge/freezer. Three windows to the side and a further window and french doors to the rear. Door into:-

Utility

4.10m x 2.20m (13'5" x 7'3")

With plumbing for an automatic washing machine and a window to the front elevation.

Landing

With doors off and stairs to the second floor.

Bedroom 2

5.65m max x 3.18m max (18'6" max x 10'5" max)

Having a window to the rear elevation and a radiator.

Bedroom 3

2.00m x 3.51m (6'7" x 11'6")

having a window to the front elevation and a radiator. Fitted storage cupboard.

Bedroom 4

4.1m x 3.02m (13'5" x 9'10")

Having a window to the front elevation and a radiator. Fitted storage cupboard.



Bathroom

Having a white suite comprising freestanding bath with claw feet, separate shower cubicle, wash hand basin and high flush wc. Window to the rear elevation.

Second Floor Landing

With doors off and a window to the side elevation and additional sky light. Fitted storage cupboard.

Bedroom 1

5.61m x 3.40m (18'5" x 11'2")

With exposed beams and two skylights. Radiator.

Second Floor Bathroom

3.51 x 3.24 (11'6" x 10'7")

Having a white suite comprising freestanding bath with claw feet, separate shower cubicle, wash hand basin and a wc. Window to side elevation.

Annexe

In need of some finishing works inside but offers flexible accommodation.

Outside

There is gated access to the side of the property leading to the garage and annexe. There is an attractive paved area between the property and annexe and a path leading to a further hardstanding area and outbuilding.

Garage

Integrated within the annexe with power connected.

Utilities

Mains Gas

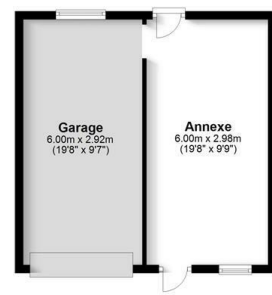
Mains Electric

Mains Water (not metered) and Mains Sewerage

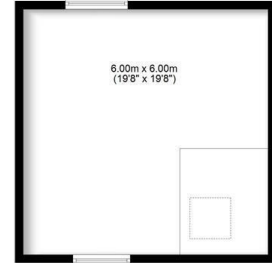
Mobile 4G

Broadband HTTC - Superfast





Ground Floor
Approx. 36.0 sq. metres (387.5 sq. feet)

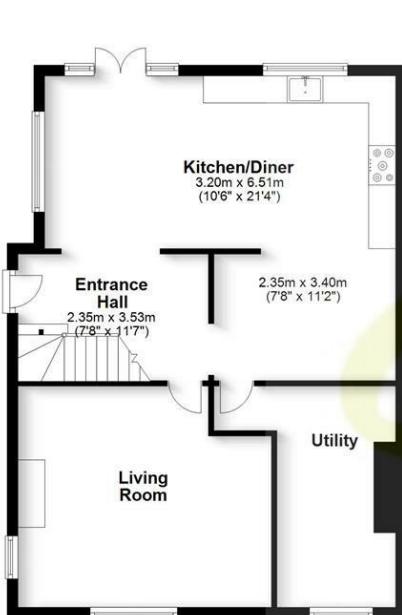


First Floor
Approx. 36.0 sq. metres (387.5 sq. feet)

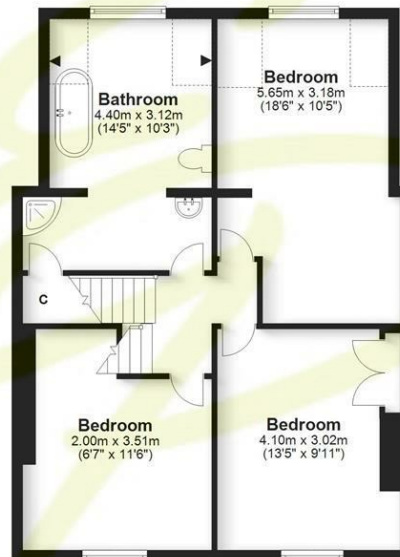
Total area: approx. 72.0 sq. metres (775.0 sq. feet)

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.
Plan produced using PlanUp.

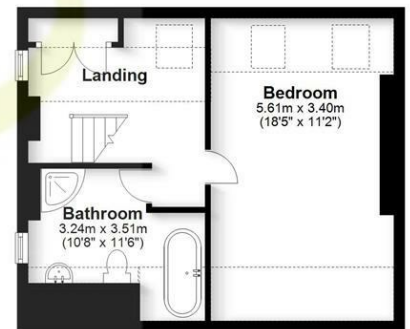
Annexe 6-7 Silver Street, Riccall



Ground Floor
Approx. 67.4 sq. metres (725.0 sq. feet)



First Floor
Approx. 64.4 sq. metres (693.1 sq. feet)



Second Floor
Approx. 37.8 sq. metres (407.3 sq. feet)

Total area: approx. 169.6 sq. metres (1825.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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