






32 Kelfield Road Riccall
York, YO19 6PH
Asking Price £275,000

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Churchills are delighted to present to the market this beautifully presented 3 bedroom semi detached house in the sought after Village location of Riccall. Convenient for many local amenities and with easy access onto the A19 Leading to York and the A64. The property provides well presented spacious living accommodation throughout and comprises large dining kitchen well fitted with an excellent range of base and wall mounted units, utility room, lounge with office area to the rear and French doors onto the attractive gardens, stairs to the first floor landing leading to 3 good sized bedrooms and family bathroom. The property stands on a substantial enclosed corner plot and has lawned front and side gardens with well planted borders and lovely decked area there is also a side drive leading to a detached garage and a garden area to the rear of the property. This lovely family home needs to be viewed to appreciate the size and standard of accommodation on offer.



Entrance Hall

Entrance door, power points, stairs to first floor.

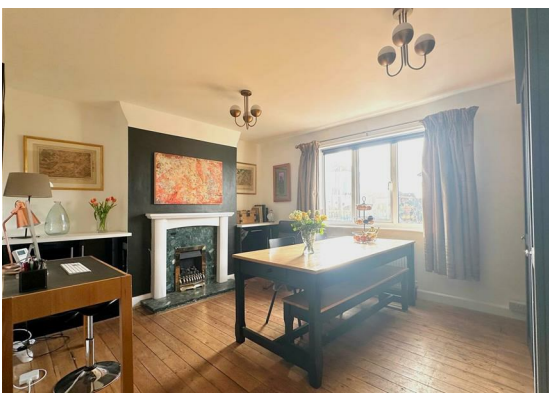


Lounge

French doors to garden, radiator, power points, office area with radiator and power points.

Dining Kitchen

Windows to front and side, well fitted kitchen with an excellent range of high gloss base and wall mounted units, wooden worksurfaces, 6 ring gas range, tiled splashbacks, power points. Dining area centering upon an electric fire set in surround, power points.



Utility Room

Window to side, plumbing for automatic washing machine, pedestal wash hand basin, low level WC, tiled splash backs.





First Floor Landing

Window to side, feature panelled walls, radiator, access to loft space. Doors to;

Bathroom

Window to front, panelled bath with shower over, pedestal wash hand basin, low level WC, fully tiled walls.

Master Bedroom

Window to front, ceiling coving, small brick feature cast iron fireplace, radiator, power points.

Bedroom 2

Window to rear, ceiling coving, feature panelling, radiator, power points.

Bedroom 3

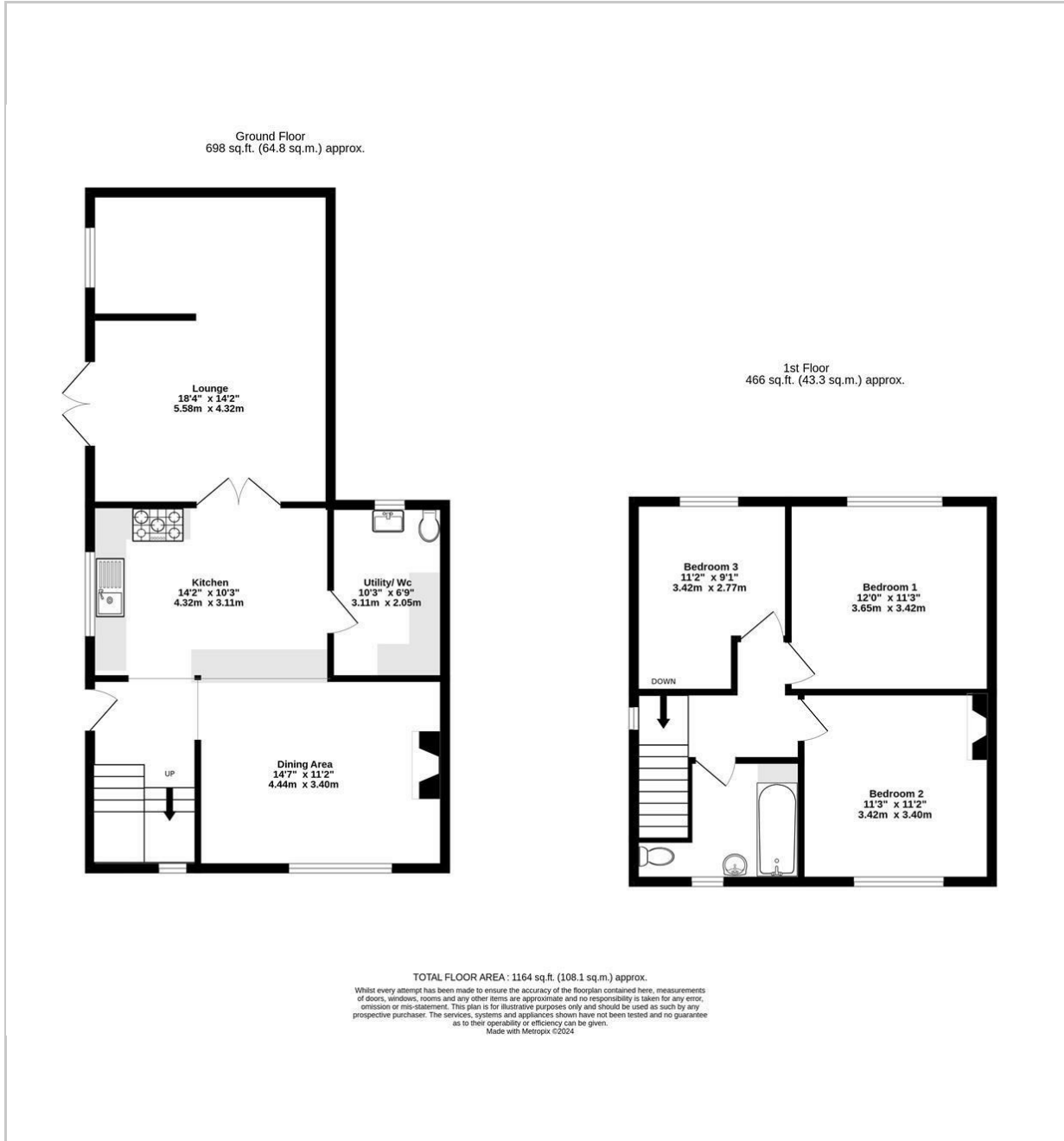
Window to rear, ceiling coving, radiator, power points.

Outside

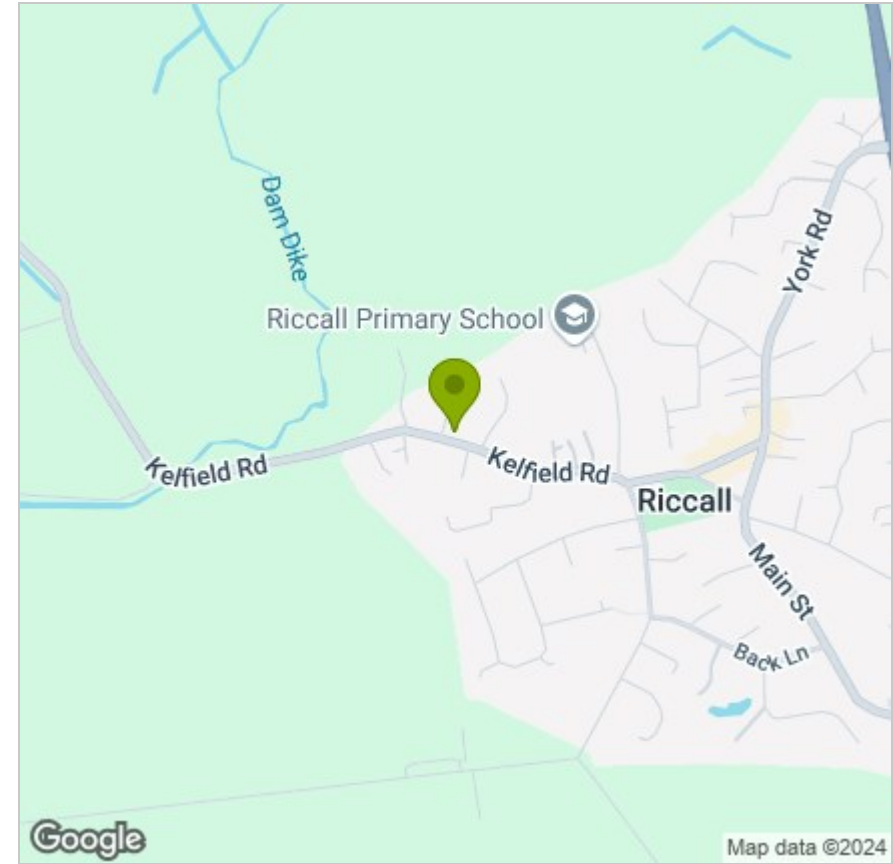
To the outside are lawned front and side gardens with well planted borders and a lovely decked area. There is also a side drive leading to a detached garage and a garden area to the rear of the property.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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