



1 Beckwith Gardens Riccall

York, YO19 6SX

**Guide Price £730,000**





A STUNNING 5 BEDROOM DETACHED HOUSE SET ON THIS SMALL EXECUTIVE DEVELOPMENT BUILT BY HOGG THE BUILDER CLOSE TO THE CENTRE OF THIS POPULAR COMMUTER VILLAGE. The property provides bright and spacious family living accommodation with the benefit of gas central heating and double glazing and comprises entrance hallway, cloakroom, large living room, separate dining room, breakfast kitchen with fitted units opening into a lovely garden room, utility room, landing, master bedroom with en-suite, guest bedroom with en-suite, 3 further bedrooms and family bathroom. To the outside is a front driveway leading to a brick double garage whilst to the rear is a large private lawned South facing garden. AN INTERNAL VIEWING IS STRONGLY RECOMMENDED.

### Hallway

Stairs to first floor. Doors to

### Cloaks/w.c

Window to front, wash hand basin, w.c

### Dining Room

Windows to 2 aspects

### Breakfast Kitchen

Good range of fitted units incorporating built in appliances, breakfast bar, window to rear, walk in pantry, door to utility room. Opening to

### Garden Room

Windows to 3 aspects and door to rear garden

### Utility Room

Space for washer and dryer, door to side, gas central heating boiler

### Landing

Window to front and window seat, balustrade, built in cupboards. Doors to

### Bedroom 1

Window to front, fitted wardrobes. Door to







### **En Suite**

Window to side, walk in shower, wash hand basin and w.c

### **Bedroom 2**

Window to rear. Door to

### **En Suite**

Window to rear, walk in shower, wash hand basin, w.c.

### **Bedroom 3**

Window to rear

### **Bedroom 4**

Window to front

### **Bedroom 5**

Window to rear (currently used as home office)

### **Family Bathroom**

Window to side, corner bath, walk in shower, wash hand basin, w.c

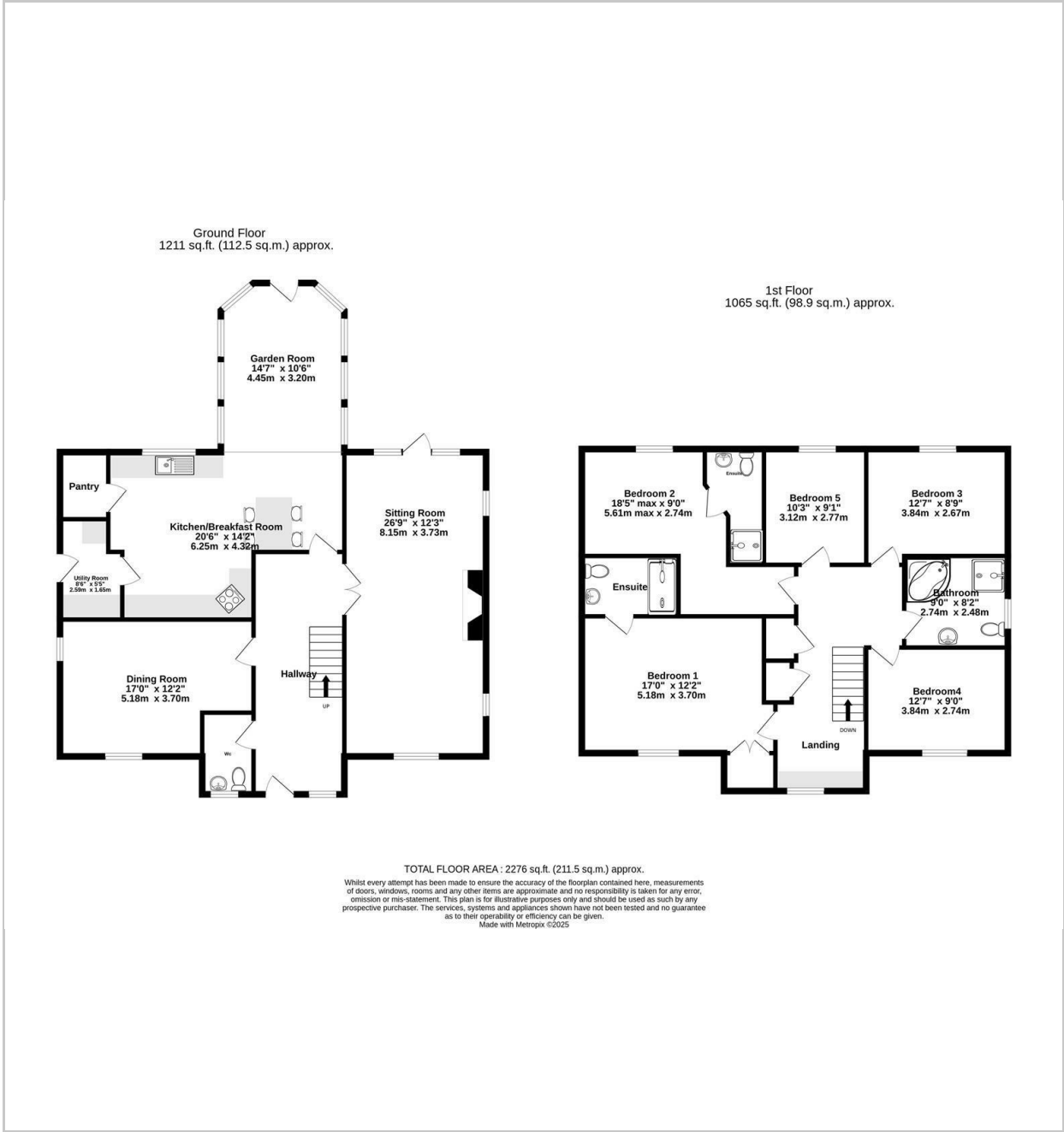
### **Outside**

Gravelled driveway with ample car parking leads to a detached brick garage 19'8 x 19'2 with tin roll over electric doors power and light. Fabulous private lawned South facing rear gardens with patio area and well stocked flower borders.

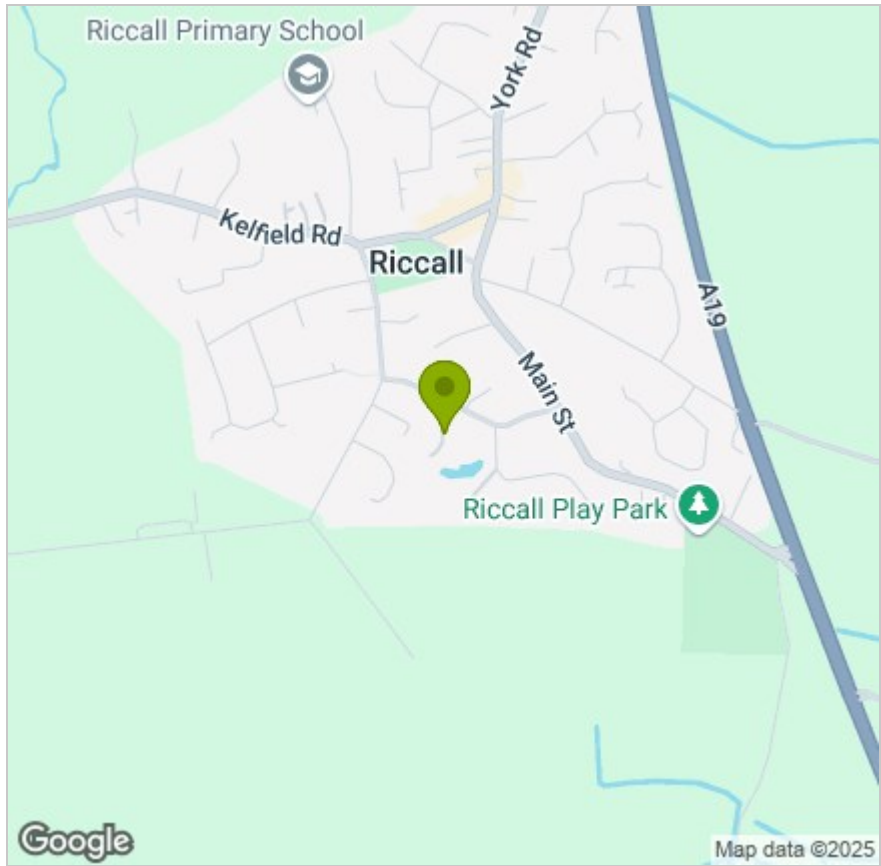




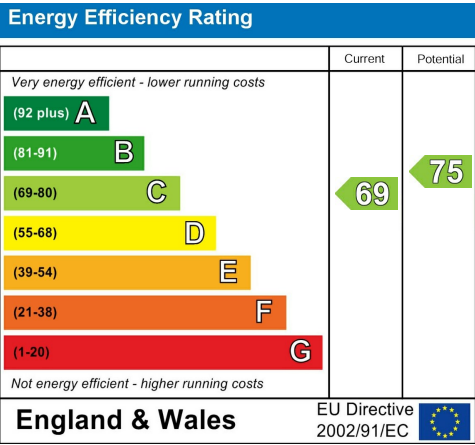
FLOOR PLAN



LOCATION



EPC



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