

One of six houses built in the grounds of the former manor house, this beautiful five bed detached family home is situated in the picturesque village of Riccall which has a thriving village community with a range of amenities, including shop, Post Office with Artisan Cafe, Drs surgery, Primary School with early years provision, playground and fields, church, pub, take-away and Italian restaurant. When you need to travel further afield you are right on the Cycle Path, have easy access to the A19 and a frequent bus service into both Selby and York via the McArthur Glen Designer Outlet and Fulford. The property is stunning with bright and spacious living accommodation, gas central heating and double glazing throughout 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, quest bedroom with en-suite, three 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. Nearby you also have Pool Bridge Farm Wild Swimming & Well-Being and Skipwith Common Nature Reserve. All in all the perfect home in the ideal location.

# 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

### **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.

# **LOCATION FLOOR PLAN** Kelfield Rd Riccall Ground Floor 1211 sq.ft. (112.5 sq.m.) approx. 1st Floor 1065 sq.ft. (98.9 sq.m.) approx. Garden Room 14'7" x 10'6" 4.45m x 3.20m Riccall Play Park Bedroom 2 18'5" max x 9'0" 5.61m max x 2.74m Bedroom 5 10'3" x 9'1" 3.12m x 2.77m Sitting Room 26'9" x 12'3" 8.15m x 3.73m Bedroom 1 17'0" x 12'2" 5.18m x 3.70m Dining Room 17'0" x 12'2" 5.18m x 3.70m Coogle Map data @2025 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A TOTAL FLOOR AREA: 2276 sq.ft. (211.5 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floopian contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. 75 (69-80) 69 (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales**

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