



1 Beckwith Gardens Riccall

York, YO19 6SX

Guide Price £695,800



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, guest 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 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

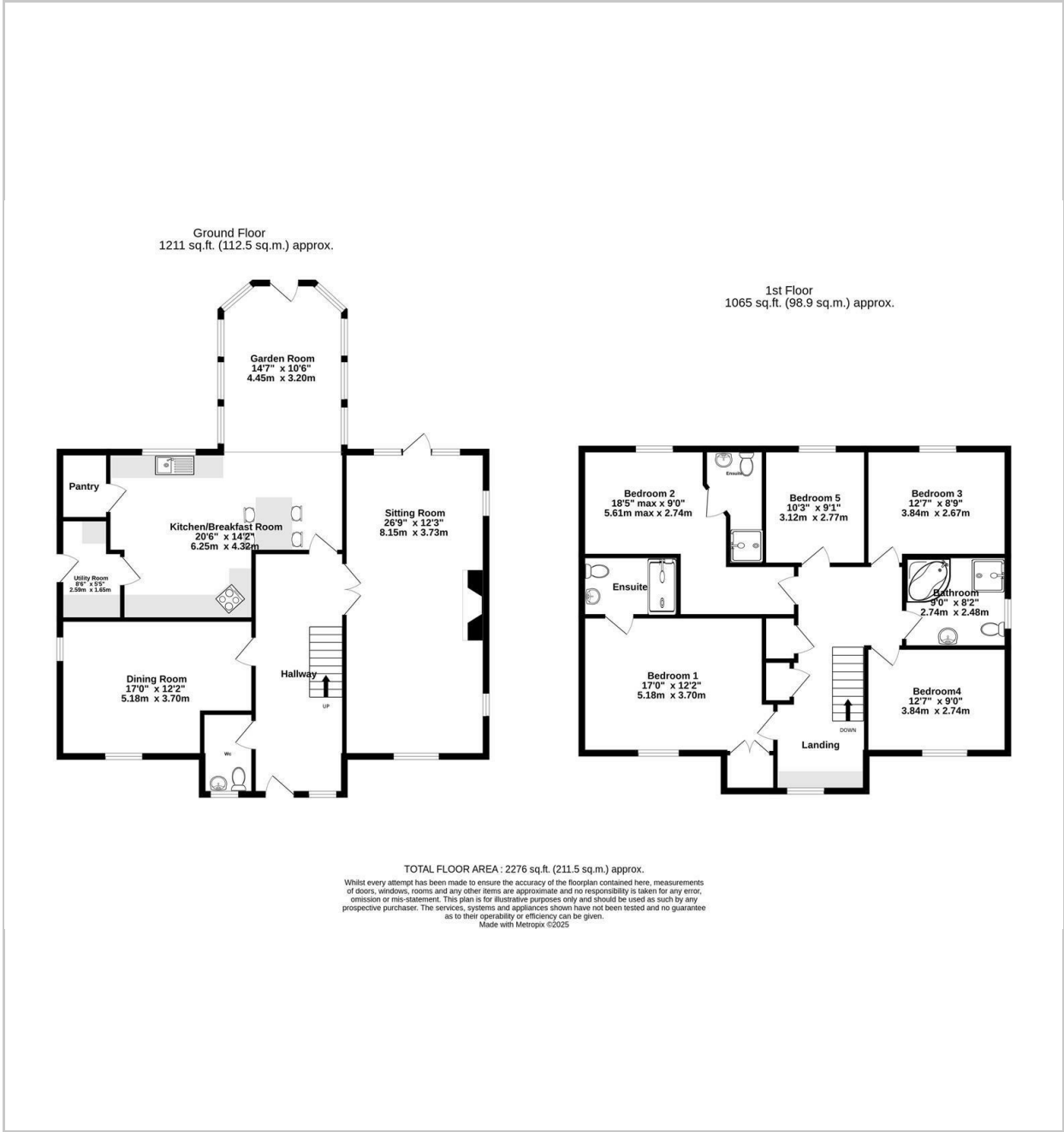
Window to side, corner bath, walk in shower, wash hand basin, w.c

Outside

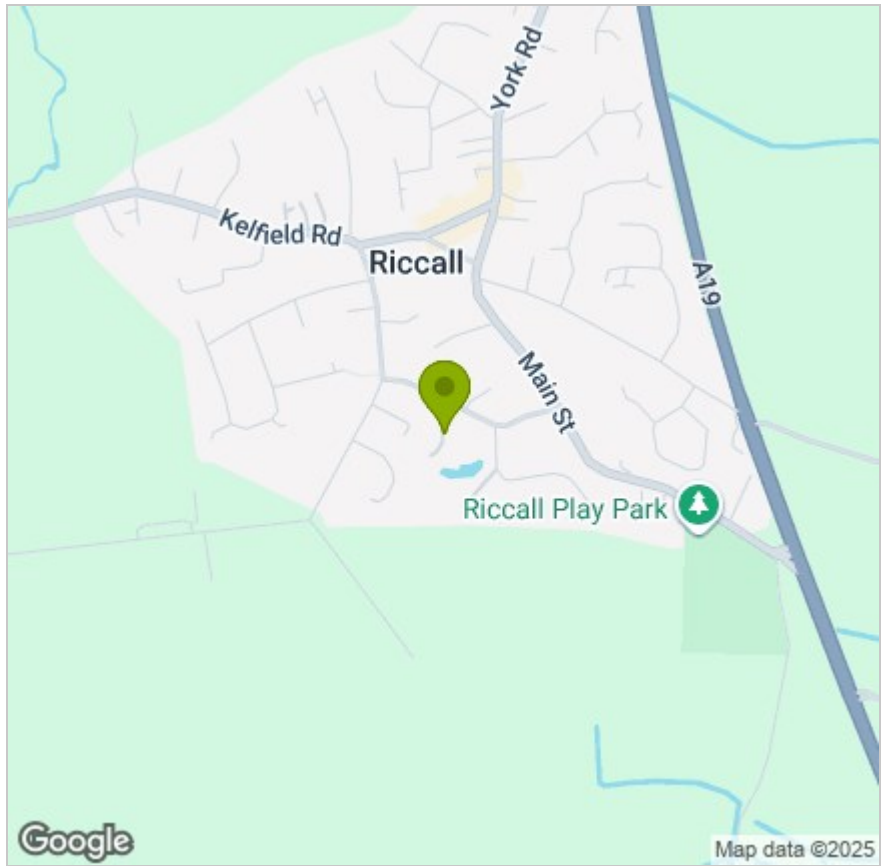
Gravelled driveway with ample car parking leads to a detached brick garage 19'8 x 19'2 with tin roll over electric doors power and light. Fabulous private lawned South facing rear gardens with patio area and well stocked flower borders.



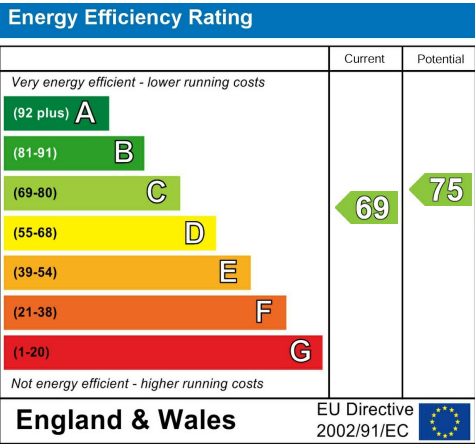
FLOOR PLAN



LOCATION



EPC



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