

Park Row



4, Mill Lane, Riccall, York, YO19 6QY

Offers Over £325,000



'The Old Corn Mill' is a true gem deeply intertwined with the rich local history. This exceptional property boasts a captivating heritage dating back to the mid-1800s, and it underwent a remarkable transformation from a steam corn mill in the early 1900s. Graciously positioned, the residence is embraced by charming gardens at both the front and rear. What's more, 'The Old Corn Mill' holds an enviable location right at the threshold of the renowned Selby to York cycle route, an integral part of the illustrious Trans Pennine Trail. Notably, convenient access to bus routes further enhances its connectivity.

Welcoming you through recently installed Swedish Redwood gates, the driveway provides ample parking. A touch of history resonates within the property through its original fireplaces, elegant beams, intricate cornicing, and timeless flooring. These exquisite features harmoniously merge with contemporary elements that have been thoughtfully incorporated, ensuring that this immaculately presented and well-proportioned family home seamlessly accommodates the demands of modern family life.



Ground Floor Accommodation- Entrance

UPVC 'Stable' style door with top section having double glazed frosted panel to the front elevation leading through into:

Entrance Porch

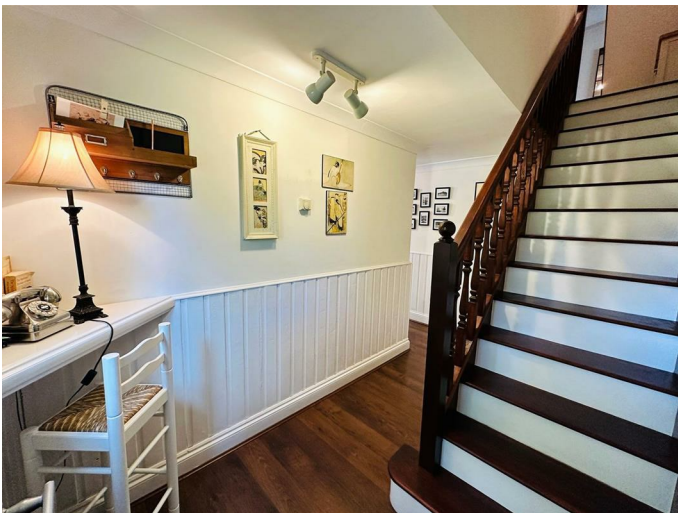
7'8" x 4'4" (2.35m x 1.34m)



UPVC double glazed window to the side elevation. Brick pillar feature and quarry tiled flooring. Full length inbuilt shoe storage. Further timber framed double glazed window to the side elevation facing into the Garden Room/Bedroom Four. Hardwood timber door with top section having single glazed frosted panels leading into:

Hallway

15'10" x 12'7" (4.83m x 3.85m)



UPVC double glazed window to the side elevation. Wooden panelling throughout, wood effect flooring, central heating radiators and telephone point. Stairs leading to First Floor Accommodation with balustrade and spindles. Understairs storage cupboard benefitting from lighting and doors leading off.

Ground Floor W.C

5'11" x 2'10" (1.82m x 0.88m)



White low flush w.c with hidden cistern and chrome controls. White wall mounted wash hand basin with chrome mixer tap over. Room is tiled to mid-height with bevelled edge white brick tile. Wood effect laminate flooring and extractor fan.

Garden Room / Bedroom Four

16'9" x 9'1" (5.12m x 2.77m)



UPVC double glazed French doors flanked by matching double glazed units to the front elevation and further uPVC double glazed window to the side elevation. Hardwood timber double glazed units to the side elevation leading back to the Entrance Porch.



Original pine flooring. Door into:

Utility

5'0" x 4'1" (1.53m x 1.27m)

Marble effect laminate worksurface. Plumbing for washing machine. Original pine flooring. White larder unit with chrome T-bar handles. Central heating boiler.

Inner Hallway

Door with single glazed panel leading though into:

Lounge

18'10" x 11'3" (5.75m x 3.44m)



Coal effect living flame gas fire with brushed chrome trim, set into granite effect back and hearth with solid oak mantle. UPVC double glazed window to the front elevation.



Original cornicing and decorative roses to ceiling. Central heating radiator and television point. Wood effect flooring. Door leading through into:



Kitchen Diner: Kitchen Area

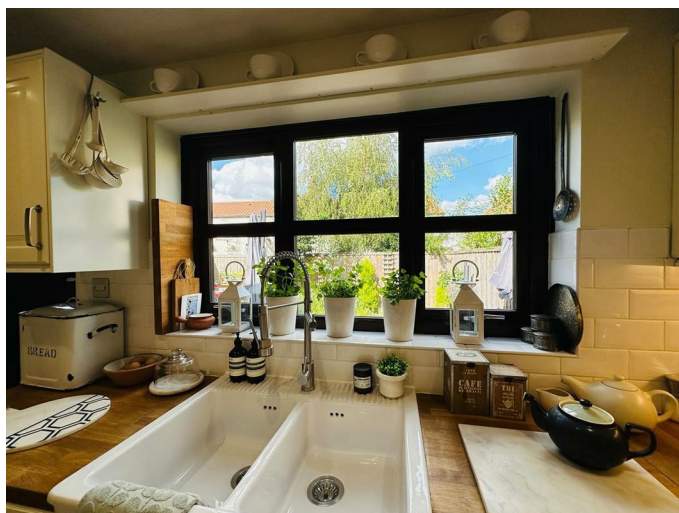
13'7" x 9'3" (4.15m x 2.82m)



Range of white fronted base and wall units in 'Shaker' style with brushed chrome handles including glass fronted display units and retractable larder pantry unit. Under-lighting to wall units. Twin white ceramic 'Belfast' style sink and drainer with brushed chrome 'professional grade' mixer tap over, set into a solid oak worksurface with white bevelled edge brick tiled splashback.



Integrated appliances include: dishwasher, freezer, microwave and brushed steel electric extractor fan benefitting from downlighting. Gas and electric cooker points.



UPVC double glazed window and uPVC stable style door with top section having double glazed panel to the rear elevation. Tiled flooring benefitting from under floor heating and aperture leading through into:

Dining Area

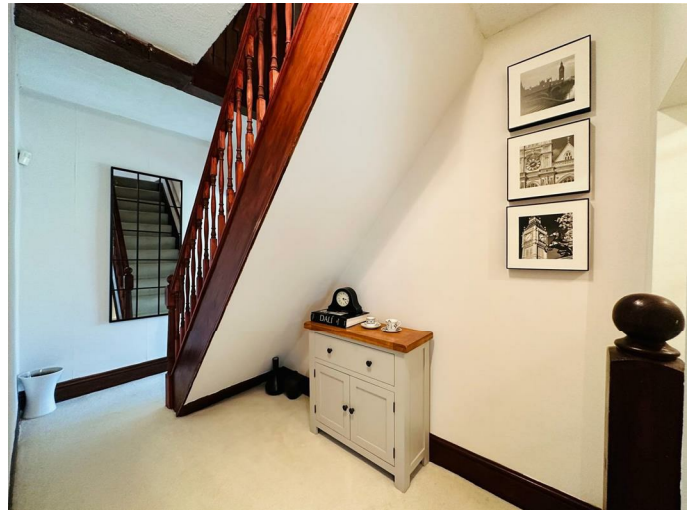
11'6" x 8'9" (3.51m x 2.69m)



UPVC double glazed double patio doors to the rear elevation. Central heating radiator. Tiled flooring benefitting under floor heating continues from Kitchen Area.



First Floor Accommodation- Landing / Study Area



Feature beam to ceiling. Stairs leading to Second Floor Accommodation with balustrade, handrail and turn spindles. Doors leading off.

Bedroom Two

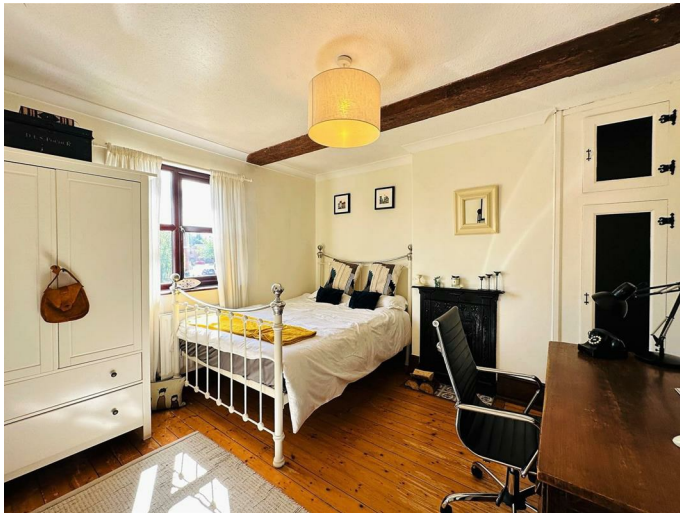
17'4" x 12'7" (5.30m x 3.86m)



UPVC double glazed windows to the side and front elevations. Fitted wardrobe benefitting from lighting. Timber doors providing access to eaves storage. Central heating radiator. Loft access. Telephone point.



Bedroom Three
12'9" x 11'9" (3.89m x 3.60m)



UPVC double glazed window to the front elevation. Original features include: cast fireplace with tiled hearth. storage cupboard, pine flooring and beam to ceiling. Central heating radiator.



Bathroom
11'6" x 8'2" (3.51m x 2.51m)



Door into storage cupboard housing the hot water cylinder.

White panel bath with chrome 'waterfall' and shower attachment over. Shower cubicle with chrome trimmed sliding doors and finished with 'Calacatta Marble' panelling designed by Linda Barker. 'Aqualisa' quartz classic smart shower and remote control panel. White low flush w.c with chrome fittings.



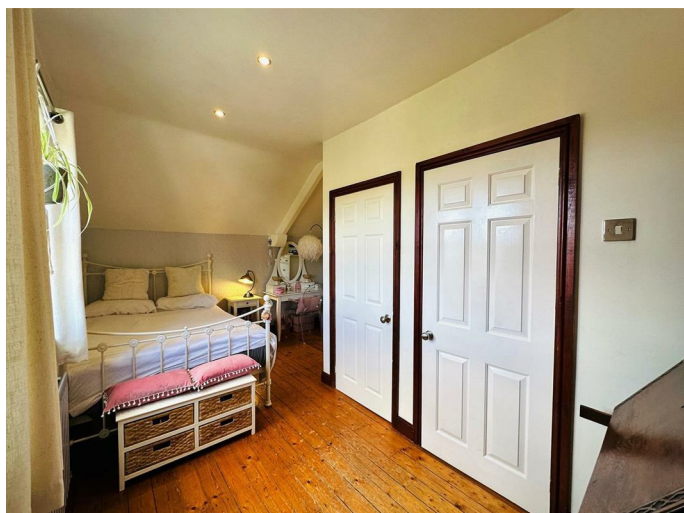
White reclaimed double 'Belfast' ceramic sink with twin chrome 'waterfall' taps over set into timber vanity unit in 'Shaker' style with chrome handles. The room has tiled flooring and is tiled on all walls to ceiling height. Chrome heated towel rail. UPVC double glazed frosted window to the side elevation. Electric shaver point.

Second Floor Accommodation- Landing

Door leading through into:

Bedroom One

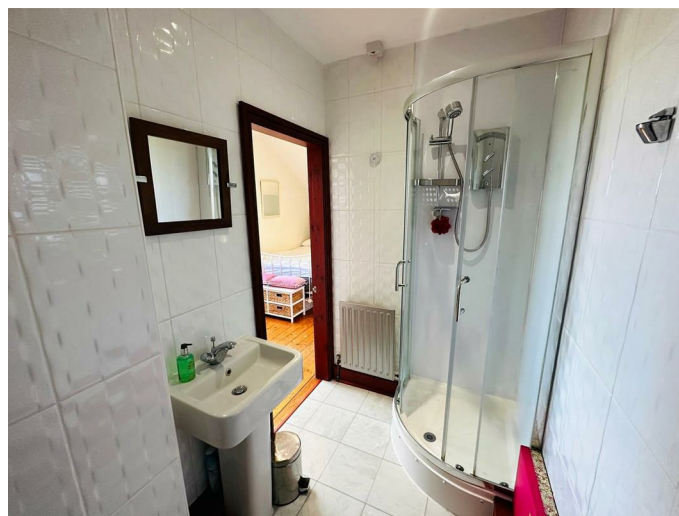
15'5" x 11'9" (4.71m x 3.60m)



UPVC double glazed window to the side elevation providing views to country fields. Original pine flooring and beams to ceiling. Walk-in wardrobe with lighting. Central heating radiator. Door leading to:

En-Suite

7'11" x 4'9" (2.43m x 1.45m)



Original beams to ceiling. Shower cubicle with chrome trimmed sliding door and 'Mira' chrome shower over. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. Room is tiled to ceiling height with the shower area being wet-walled to ceiling height and benefitting from tiled effect flooring. Extractor fan and central heating radiator.

Exterior- Front



Outside lamp on 'PIR' sensor. Stone flagged patio areas with decorative stone edgings, stepping down onto lawned garden with herbaceous borders. Decorative stone pathway leading through the garden to the Swedish redwood curved heel driveway and pedestrian access gates. Driveway has decorative stone hardstanding providing off-street parking for multiple vehicles. Boundaries are defined by hedging, timber fence, timber posts, six foot picket fencing, six foot vertical fencing and brick wall. Established trees and shrubs.



Rear



Outside lamp and tap. Flagged patio area running along the rear of the property stepping down to further flagged patio with barked herbaceous planted borders, trees and shrubs. The rear is fully enclosed by six foot vertical fencing. Timber pedestrian access gate giving access onto service lane.



Aerial View



Historical Image



Directions

From our Selby office on Finkle Street turn left onto Market Place. Proceed through Selby passing Selby Abbey on the left hand side. Heading towards York, go straight ahead at the traffic lights over the Toll Bridge. At the roundabout, take the second exit A19 heading towards York. Proceed for approximately three miles and turn left into the village of Riccall onto York Road. Turn right onto Mill Lane where the property can be clearly identified by our Park Row Properties 'For Sale' board.

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.



OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE
RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

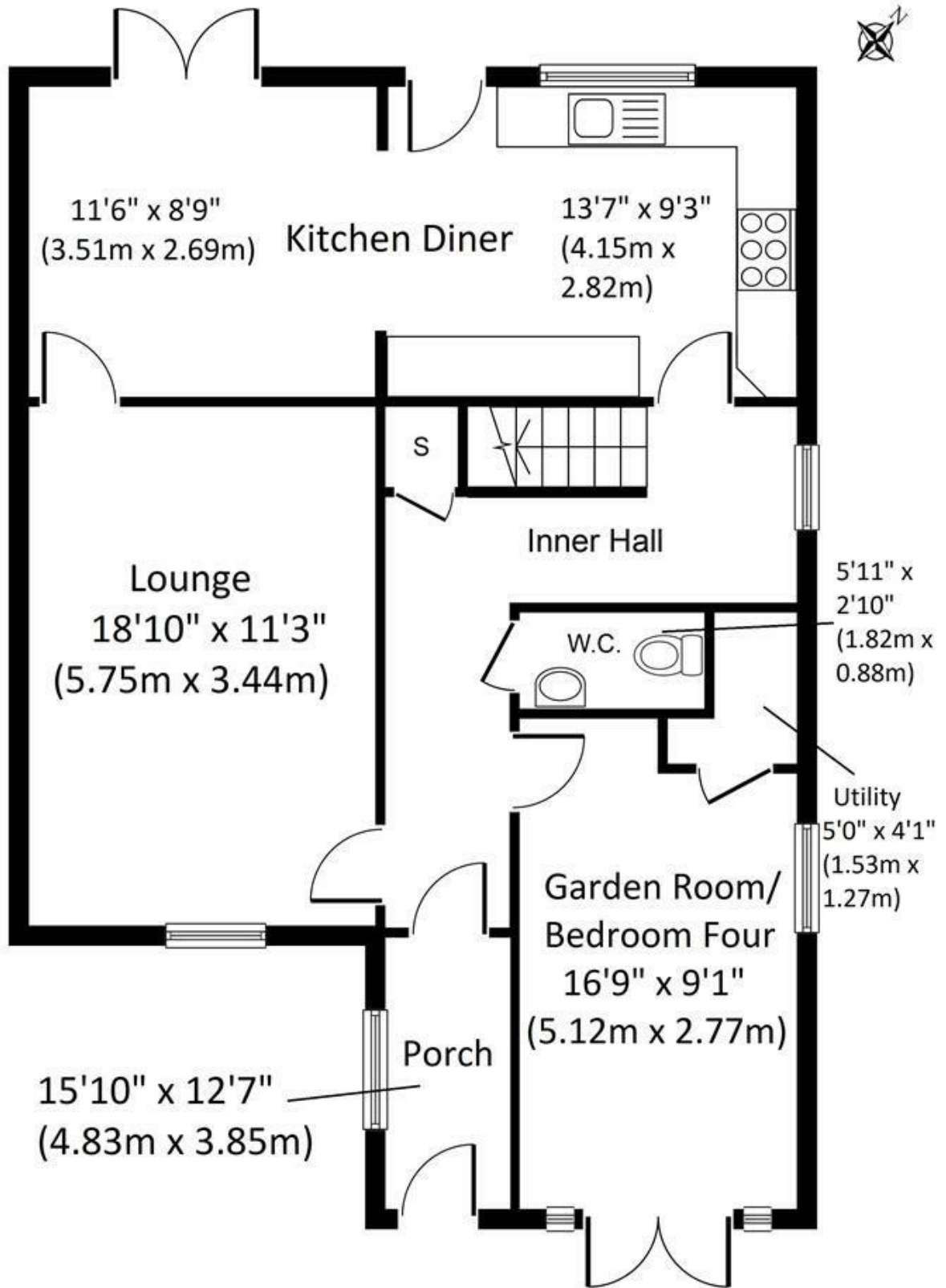
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

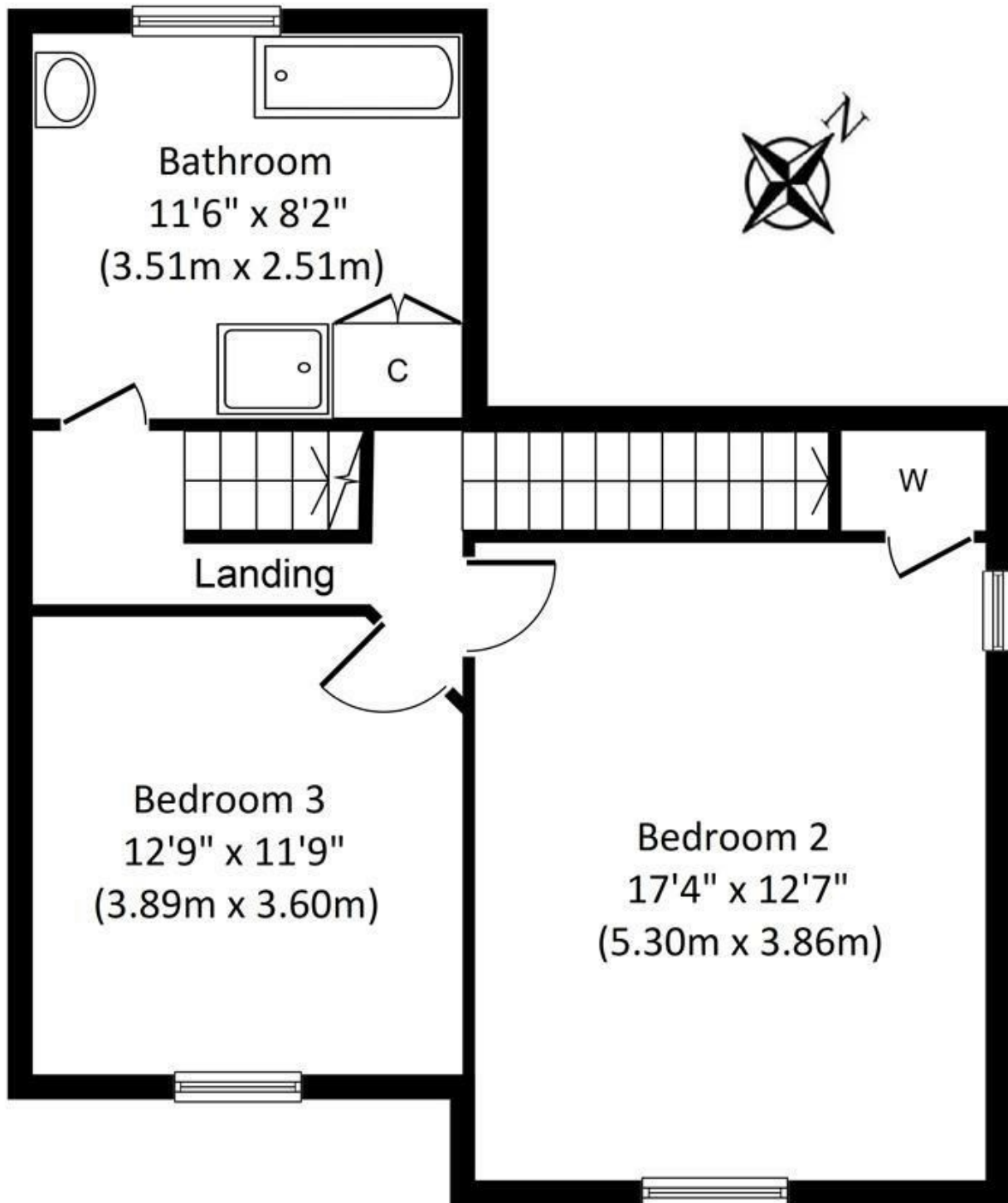




Ground Floor
Approximate Floor Area
814 sq. ft.
(75.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

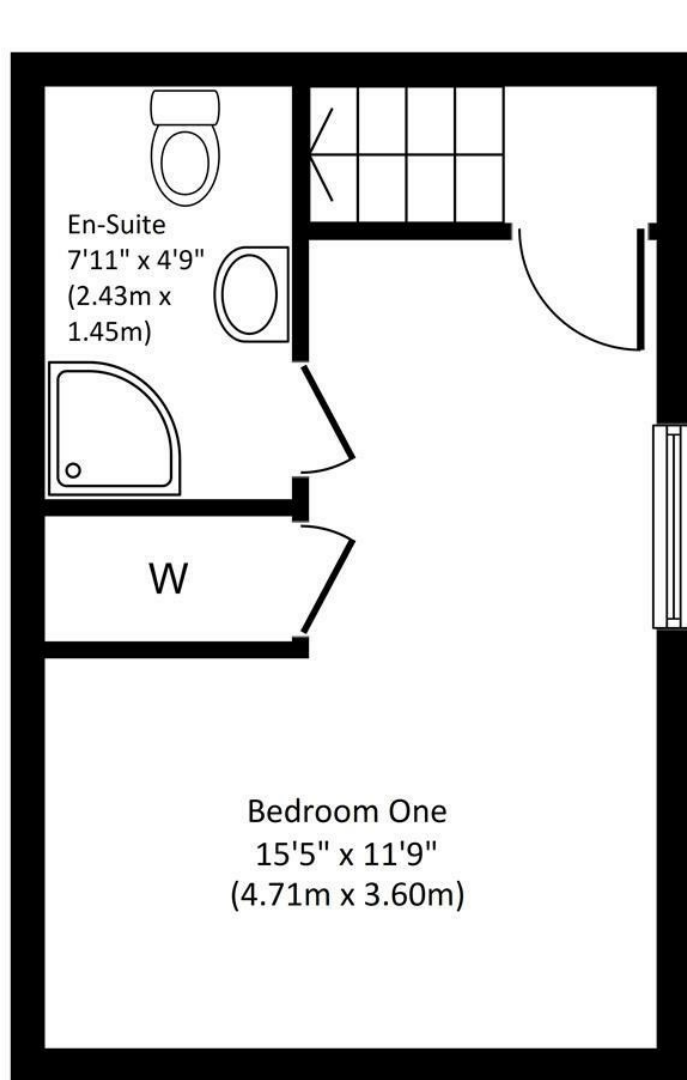
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First Floor
Approximate Floor Area
583 sq. ft.
(54.1 sq. m.)

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Second Floor
Approximate Floor Area
218 sq. ft.
(20.2 sq. m.)

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