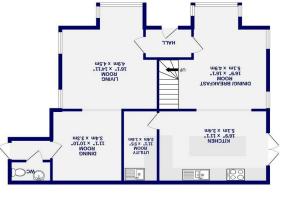


20 Main Street Riccall, York Y019 6PX

Freehold Council Tax Band -

- Family Home
- Four Substantial Bedrooms
- Modern Kitchen & Generous Dining Space
- Seperate Living Dining Room
- mooA vtilitU •
- Downstairs WC
- Master With En-suite
- Village Location
- Driveway With Electric Gates
- EbC B

These particular have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, equipment or fact infine the orbit of the there is any point which is of particular importance to you, please contact the office and we would be pleased to be a statement of fact'. If there is any point which is of particular in pood working order, or that the property is in good structural condition or otherwise. Any are an easily they are in good working order, or that the property is in good structural condition or otherwise. Furctural condition or otherwise, they are in good working order, or that the property is in good structural condition or otherwise. Furctural contactores of each of the statements flow there regarding the predictor or by otherwise tegarding they are in good working or der, or that are and as to the correctness of each of the statements contacted to be a statement that they are in good working order, or that are appropriated as a guide only and are not precise. Furctural cance is any representance to by inspection or by otherwise regarding the trace appropriate the area as a guide only and are not precise. Furctural cance are as a statement that are are an area to be appropriated as a statement that are any area to be asserted to be acceleded to a statement of the condition of the acceleded to be acceleded to a statement and area acceleded to the acceleded to be acceleded to be acceleded to a statement and and and area and area and area and area and area and area acceleded to acceleded to acceleded to accelede



GROUND FLOOR 854 sq.ft. (79.4 sq.m.) approx.



15T FLOOR 801 sq.ft. (74.4 sq.m.) approx.



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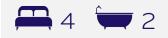


Ashtons

20 Main Street, Riccall, York, YO19 6PX

20 Main Street Riccall, York YO19 6PX

£600,000



Not to be missed, this substantial four-bedroom semi detached family home, located in the picturesque village of Riccall, just south of York. Formerly a hotel, this grand and characterful home has been beautifully converted and recently developed, including cottages to the rear, by the renowned Bradford Owen Ltd and comes with a ten year structural guarantee. Internal and exterior highperformance insulation has resulted in a very efficient B EPC rating.

Riccall is located approximately 8 miles south of York and offers a variety of local amenities, including convenience stores and pubs, along with frequent commuter links to York & Selby.

Upon entering, you are welcomed into a light and airy entrance hall, To the right of the hallway, a generously sized living room flows through to a versatile dining area. A separate WC completes this floor, located near a second side entrance to the home. To the left of the entrance, the spacious kitchen diner serves as the heart of the home. Featuring an extensive range of contemporary wall and base units, a central island, and elegant worktops, this space is perfect for entertaining. French doors lead directly to a charming courtyard garden. A utility area is conveniently located just off the kitchen.

The first floor comprises four well-proportioned and substantial double bedrooms. Each room offers ample space for bedroom furniture, with the master bedroom located at the front of the property and benefiting from a modern en-suite shower room. The luxurious house bathroom is styled to hotel standards, offering a peaceful, spa-like retreat.

This impressive home exudes grandeur, not only in room size but also in presence. From the electric gates at the front to the beautifully landscaped courtyard at the rear, large tarmac parking and drive with main road frontage, this property must be viewed to be fully appreciate the space, quality, and unique character of this exceptional family home.



















