

- Freehold
Council Tax Band -

The image displays two floor plans for a property. The left plan is the 1st floor, measuring 801 sq.ft. (74.4 sq.m.) approx. It features a central landing with a 'DOWN' staircase. To the left of the landing is a bedroom (11'11" x 11'7", 3.6m x 3.0m). To the right is another bedroom (11'7" x 9'11", 3.6m x 3.0m). Below the landing is a bathroom (11'2" x 5'11", 3.4m x 1.8m) and a bedroom (15'5" x 13'2", 4.7m x 4.0m). To the right of the landing is a bedroom (13'2" x 13'1", 4.0m x 4.0m) and an ensuite (2'0" x 1'8", 0.6m x 0.5m). The right plan is the ground floor, measuring 854 sq.ft. (79.4 sq.m.) approx. It includes a central hall with an 'up' staircase. To the left of the hall is a living room (18'1" x 14'11", 4.9m x 4.5m). To the right is a dining/breakfast room (16'9" x 16'1", 5.1m x 4.9m). Below the hall is a dining room (11'1" x 10'10", 3.4m x 3.3m) and a kitchen (16'9" x 11'1", 5.1m x 3.4m). To the left of the dining room is a utility room (11'1" x 9'5", 3.4m x 2.9m) and a WC. The kitchen is equipped with a sink, stove, and refrigerator. The dining room has a fireplace.



20 Main Street
Riccall, York
YO19 6PX

£600,000

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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 high-performance 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.

