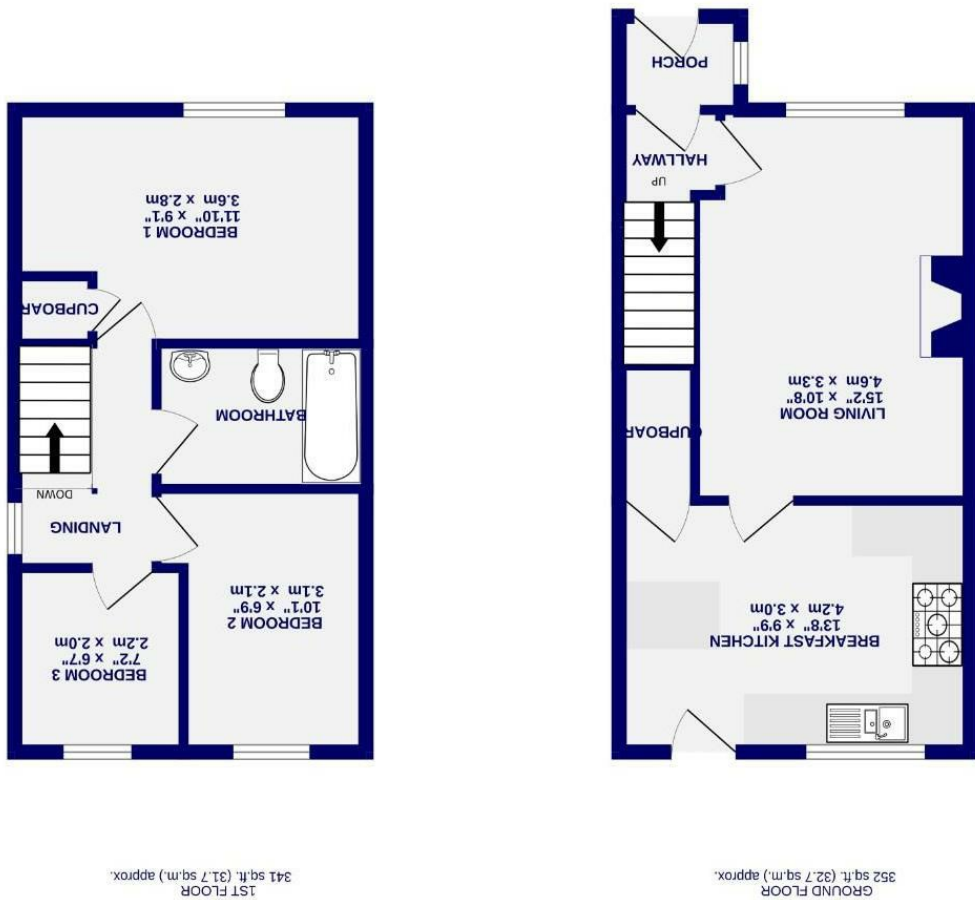


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor.

TOTAL FLOOR AREA: 692 sq. ft. (64.3 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas and to report on the condition of the property, the floorplans and measurements are for information only and should not be used as a basis for any purchase or other financial decision. This plan is for illustrative purposes only and should be used as a guide only. The floorplans, dimensions and appliances shown have not been measured and are given as a guide only. The floorplans, dimensions and appliances shown have not been measured and are given as a guide only. The floorplans, dimensions and appliances shown have not been measured and are given as a guide only.



- Semi Detached House
- Three Bedrooms
- Driveway For Off Street Parking
- Front & Rear Gardens
- Sought After Location
- Contemporary Kitchen
- EPC TBC

Freehold
 Council Tax Band - B

Beech Park Close Riccall, York YO19 6NL



Beech Park Close
Riccall, York
YO19 6NL

£240,000

 3  1

A beautifully presented modern semi is situated in a small cul-de-sac within Riccall featuring a contemporary kitchen, spacious living room, modern bathroom, enclosed garden, off street parking, gas central heating, uPVC double glazing, and countryside views.

Riccall offers a range of shops, a post office, highly rated primary school, pubs, and restaurants, with easy access to York, Leeds, A64, A63, A1(M), and M62.

Entering through a porch to the front, offering useful storage and a door to a hallway, the property leads to a spacious living room with room for sofas and extra furniture, featuring a modern gas wall fire.

Continuing through, the breakfast kitchen boasts a stylish range of contemporary fitted units with a breakfast bar, spaces for appliances, and doors to an under stairs cupboard and the rear garden.

Upstairs, the main double bedroom benefits from fitted wardrobes, while bedroom two offers space for a double bed and extra furniture. Additionally, there is a third single bedroom and a modern bathroom with a shower over the bath.

Outside, a side driveway and gravelled area to the front offer parking for two cars. The property also boasts an enclosed rear garden with lawn, patio, and two large sheds with power and light.

Council Tax Band- B

