



## 39, The Meadows, Riccall, YO19 6RR

\*\* CHAIN FREE \*\* WAS £225,000 - NOW REDUCED TO 'OFFERS OVER £215,000'\*\*\*

Situated in the heart of the sought after village of Riccall with its 5-star amenities, is this lovely 2 double bedroom semi-detached home, with the added benefit of a side driveway providing off street parking for 2 family sized vehicles.

At the rear is a south facing garden mainly laid to lawn, with a boundary of brick wall and fence, and a good sized recently installed double workshop/shed, plus garden tap, outside light and decking directly from the French doors.

Internally the property includes: entrance vestibule with space for coats and shoes; lounge with wall mounted lights and electric fire; kitchen featuring integrated oven, hob and extractor, space/plumbing for washing machine and undercounter fridge freezer, plus a spacious under-stairs storage cupboard.

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• \* 2 BEDROOM SEMI DETACHED HOUSE \*

• \* UPVC WINDOWS & DOOR \*

• \* GAS CENTRAL HEATING \*

• \* MODERN KITCHEN & BATHROOM\*

• \* SOUGHT AFTER VILLAGE LOCATION \*

• \* EXCELLENT VILLAGE AMENITIES AND BUS ROUTES \*\*

• \* REAR GARDEN WITH RECENTLY INSTALLED LARGE SHED \*

• \* DRIVEWAY PARKING FOR 2 CARS \*

• \* IDEAL STARTER HOME OR INVESTMENT \*

**£215,000**

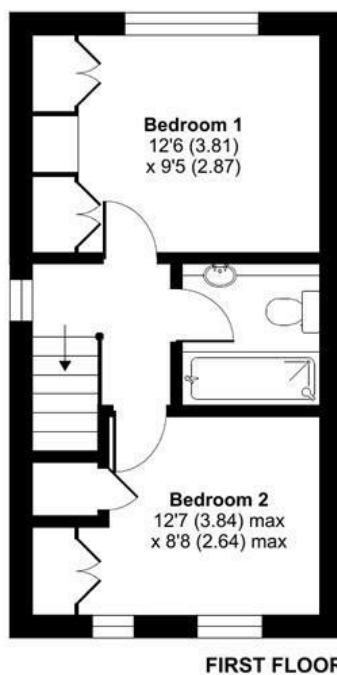
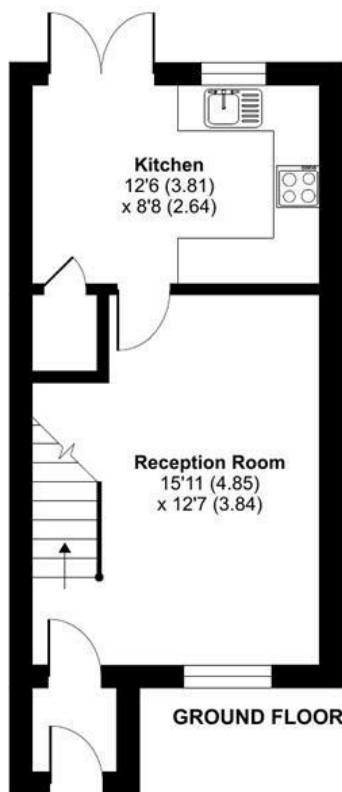
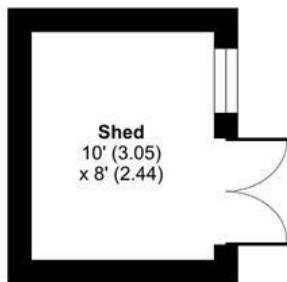
# The Meadows, Riccall, York, YO19

Approximate Area = 649 sq ft / 60.3 sq m

Shed = 80 sq ft / 7.4 sq m

Total = 729 sq ft / 67.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Keith Taylor Estate Agents. REF: 1090209

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	