



1 Brickyard Cottages, Riccall Lane, Kelfield, York, North Yorkshire, YO19 6RD

£170,000

Period end terrace cottage with good sized garden. 2 double beds. Attractive rural views. Off street parking
Excellent value and potential. PVCu double glazing. LPG combi central heating.

Dales & Shires
ESTATE AGENTS

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this attractive and charming 2 double bedroom end of terraced property. Occupying an ideal rural location, between Kelfield & Riccall villages. Features include: good sized rooms, neutral decoration, PVCu double glazing, LPG combi central heating, attractive views and off street parking space, enclosed gardens and excellent scope to modernise (and extend if required). We anticipate this property will appeal to a variety of buyers, and we advise an early viewing to appreciate the location, charm, gardens, views, potential and value.

PROPERTY SUMMARY

The accommodation includes a breakfast kitchen, lounge, downstairs bathroom and two double bedrooms. There is also a good sized loft space. Externally, there is a delightful enclosed rear garden, plus off-street parking space.

LOCATION

The property enjoys a convenient yet rural position, halfway between the popular and established villages of Kelfield and Riccall (approx. 1km from each). This desirable area is ideal for commuting to York, Leeds and Selby, as well as being convenient for trips to The East Coast and access onto the national motorway network (A1, M1 and M62). The nearby villages offer a wide range of amenities, including shops, pubs, dining, schools, churches and medical practices. The area also offers a selection of public footpaths, cycle routes and bridle paths. York is within easy reach, where a complete selection of facilities and amenities are available, including schooling for all ages, supermarkets, gyms, pubs, bars, restaurants, shops and many tourist attractions.

DIRECTIONS

Sat Nav location: YO19 6RD.

GROUND FLOOR

PVCu rear entrance door into a small vestibule area.

Lounge 13' 0" x 10' 9" (3.96m x 3.27m) inc stairs.
Bright and comfortably sized main reception room with front bay window with deep sill/window seat. Stairs to the first floor.

Kitchen 12' 9" x 8' 8" (3.88m x 2.64m)
Fitted kitchen with breakfast bar. Rear window and wall mounted LPG combi boiler.

Bathroom 7' 2" x 6' 0" (2.18m x 1.83m)
Fitted bath suite with side window.



FIRST FLOOR

Small central landing area with loft access hatch.

Bedroom One 13' 0" x 8' 11" (3.96m x 2.72m) max.
Double bedroom. Rear window.

Bedroom Two 13' 0" x 7' 5" (3.96m x 2.26m)
Double bedroom. Front window and cupboard over the stairs.

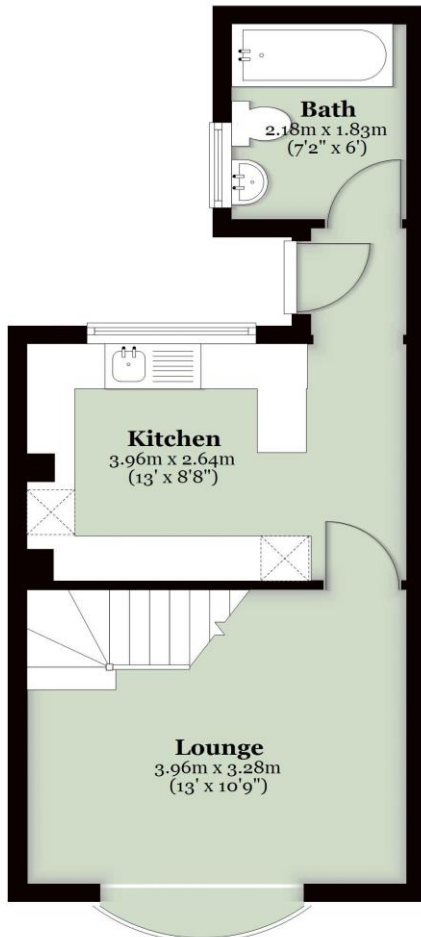
OUTSIDE

The property has a delightful, 60' long enclosed rear garden. There is recently installed timber fencing, established plants and shrubs, seating areas, and a useful old shed. The gardens offer ideal potential for relaxing, enjoying nature and growing herbs and vegetables. To the immediate rear of the house is a small adjoining yard area, which is south facing and ideal for sitting out or drying clothes. Beyond the garden is a parking area, where this cottage benefits from space for off street parking. There is also a small, ornamental planting area to the front, adjoining the road, as well as a useful side strip by the house – ideal for the bins, LPG storage and potential log store etc.



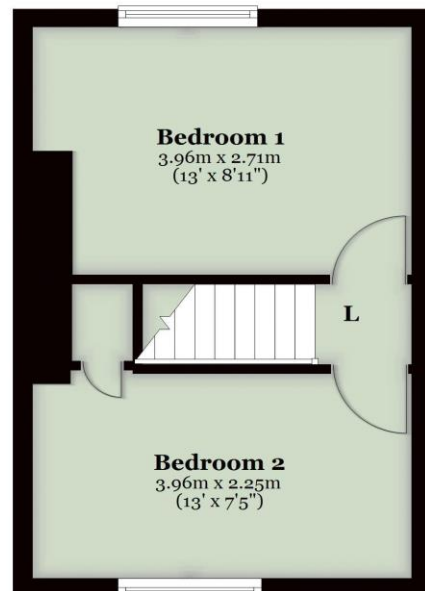
Ground Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



First Floor

Approx. 24.3 sq. metres (262.0 sq. feet)





AGENT'S NOTES

As is common with such rows of cottages, there is a shared access path along the rear of the buildings for neighbour access. This property also benefits from vehicle access over the side lane, to access the rear parking area. To book a viewing, to ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email. We are the exclusive selling agent for this property. Viewings are by appointment only.

PROPERTY TO SELL?

We sell properties throughout Yorkshire and surrounding areas. We handle all types of residential property, and have particular expertise in selling lifestyle, period, individual and rural homes. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fee is competitive, and our terms are straight forward and user friendly – there are no hidden catches and no long contract tie-ins. We also don't charge any setting up fees or withdrawal fees.

Call us or visit dalesandshires.com for full details.

Viewing / Offer Process:

Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.
Council Tax Band: B.

These details were prepared / amended on: 30/03/2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. 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, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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