



The Meadows, Riccall, York

£235,000

**Stephensons**  
estate agents & chartered surveyors

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## The Meadows, York YO19 6RR

Est. 1871

£235,000

An excellent opportunity to acquire this contemporary semi-detached property in the desirable village of Riccall with two double bedrooms, a modern family bathroom and off street parking.

The property welcomes you through a porch entrance, leading to an additional internal door, providing access into the lounge.

Positioned at the front of the home, the spacious yet cosy lounge offers ample room for a range of living room furniture. A charming electric log burner effect stove, an attractive focal point, while a double-glazed front-facing window allows plenty of natural light to flow into the room. The staircase rises to the first floor, and a door at the rear of the lounge leads through to the kitchen.

Located at the rear of the property, the well-appointed kitchen is fitted with a range of contemporary grey wall and base units complemented by solid wood worktops and a black composite sink with drainer. Integrated appliances include an electric hob with extractor hood above, a double oven housed within a tall larder unit, and a washing machine positioned beneath the rear window. The central heating boiler is neatly concealed within the kitchen cabinetry. There is also ample space for a dining table, along with useful understairs storage. A rear-facing double-glazed window and double-glazed patio



Tenure: Freehold  
Services/Utilities: Mains Gas, Electricity,  
Water and Sewerage are understood to  
be connected  
Broadband Coverage: Up to 1600\* Mbps  
download speed  
EPC Rating: (65) D  
Council Tax: B – North Yorkshire Council  
Current Planning Permission: No current  
valid planning permissions



doors provide views of and access to the rear garden.

To the first floor, the property offers two generous double bedrooms and a family bathroom. The principal bedroom overlooks the rear garden and benefits from a spacious layout with a double-glazed window. The second double bedroom is situated at the front of the property and features two double-glazed windows, along with built-in storage housing the immersion heater.

The family bathroom is fitted with a panelled bath, wash hand basin set within a vanity unit, and a WC.

Externally, the front garden is laid with decorative gravel and complemented by a paved pathway extending from the front entrance to the rear of the property. A private driveway provides off-road parking and leads to a detached garage, with an additional lawned area to the side. The enclosed rear garden features a paved seating area and a well-maintained lawn bordered by mature shrubs and bushes, all enclosed by perimeter fencing for added privacy.

This attractive home is ideally suited to a variety of buyers, including first-time purchasers, downsizers, and small families seeking comfortable and well-presented accommodation.

\*Download speeds vary by broadband providers so please check with them before purchasing.

Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

## Partners:

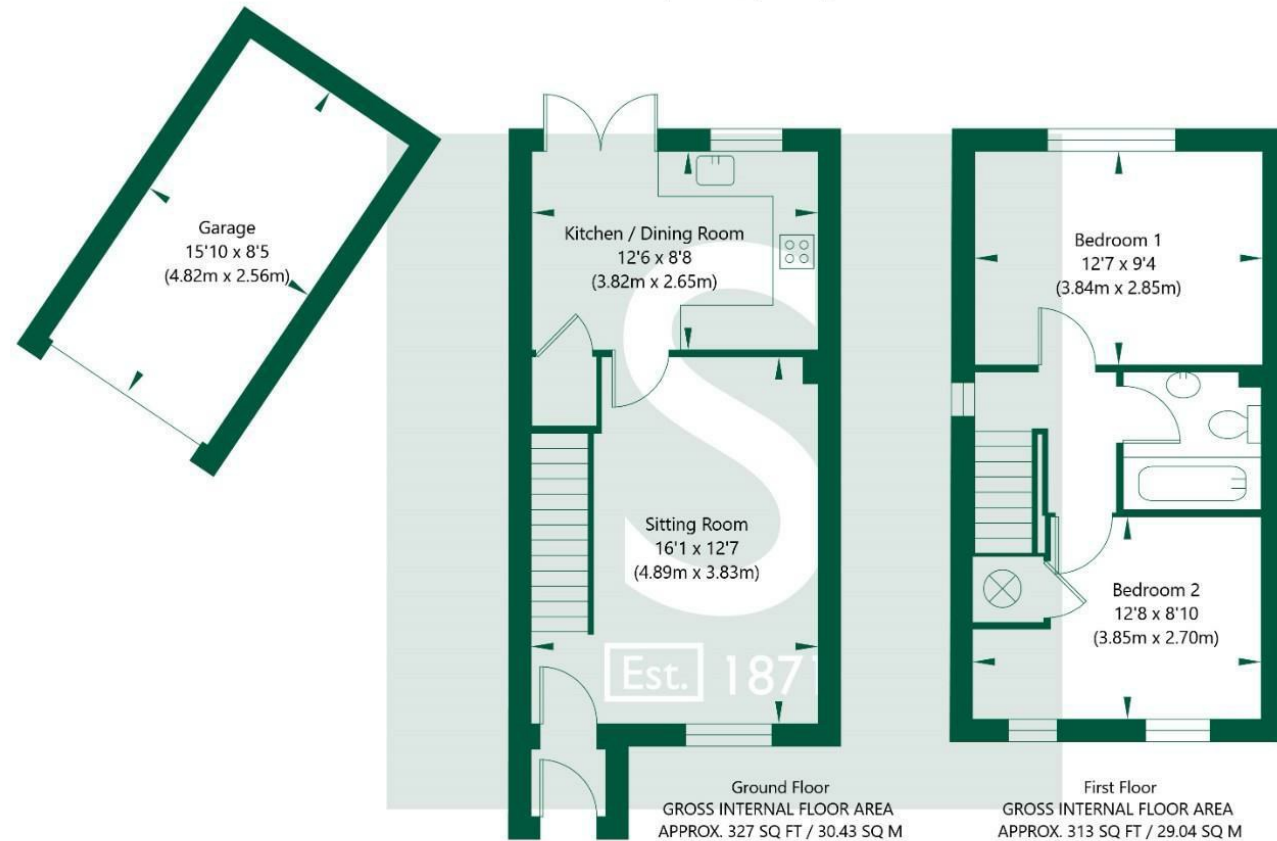
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 640 SQ FT / 59.47 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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