



3 Coppergate

Riccall, YO19 6PD

Offers Over £200,000

Sitting in the centre of the sought after and charming village of Riccall, you'll find this semi-detached PERIOD COTTAGE on Coppergate presents an excellent opportunity for those seeking a project to make their own.

With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household on the ground floor.

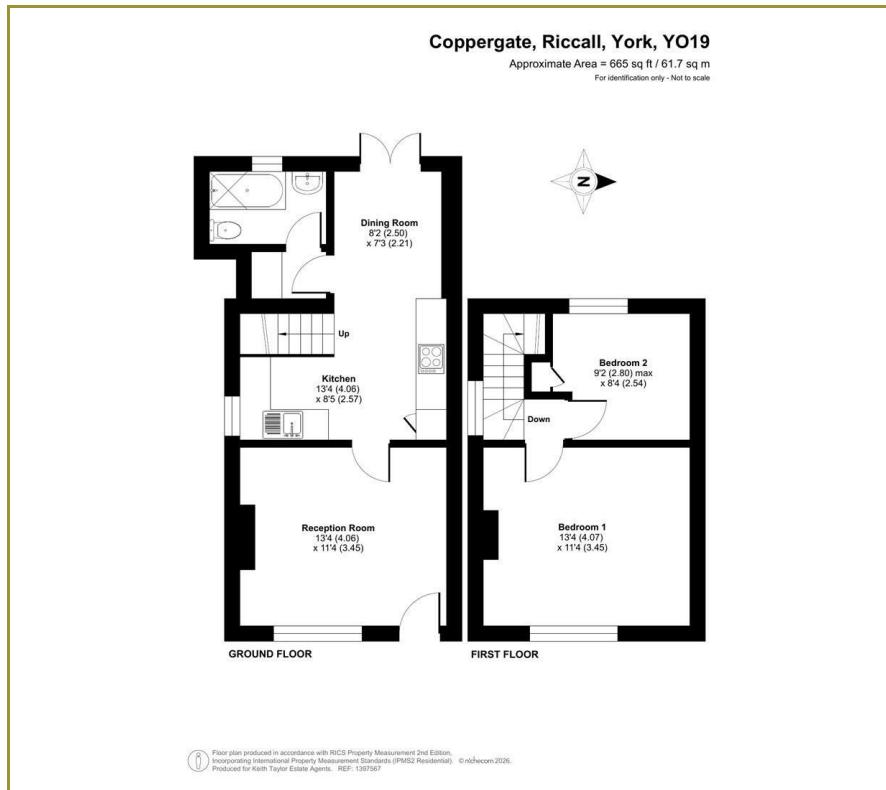
This home is ideally situated in the heart of the village, allowing easy access to local amenities and the vibrant community life that Riccall has to offer. The property is being sold CHAIN FREE, making the buying process smoother and more straightforward for prospective purchasers.

For those with a vision, this house is a perfect 'doer upper', ready for renovation and personalisation to create a truly unique living space. Whether you are a first-time buyer, an investor, or looking to downsize, this property holds great potential.

Embrace the opportunity to transform this house into your dream home in a delightful village setting.

- **** IDEAL PROJECT PROPERTY ****
- Semi Detached Period Cottage
- Sizeable Rear Garden for a Village Cottage
- 2 Double Bedrooms
- Ground Floor Bathroom
- Lounge with Multi Fuel Burner
- Kitchen Diner with plumbing for Integrated dishwasher
- On Street FREE Parking
- Highly Sought After Village Location
- Great Village Amenities and Busses to York and Selby

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	67	78
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales		EU Directive 2002/81/EC	
England & Wales		England & Wales	
Not environmentally friendly - higher CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	



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