



HUNTERS[®]
HERE TO GET *you* THERE

10 Coppergate, Riccall, York, YO19 6PE

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Offers In The Region Of £265,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this end terrace property situated within the popular village of Riccall. The property benefits from a gas central heating system, UPVC double glazing, solar panels and briefly comprises an entrance hall, kitchen/breakfast room, lounge and conservatory to the ground floor. To the first floor are three bedrooms and family bathroom with separate w.c. To the front of the property there is off road parking. To the rear is a garden laid to lawn with mature shrubs, patio area, shed, bar/office and fencing around the perimeters. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby, seven days a week to book a viewing.

LOCATION

The property is situated centrally within the attractive village of Riccall which lies around eight miles to the South of York and around four miles to the North of Selby with easy access to the A64 North and M62/M18 South. Local amenities include a mini-supermarket, post office village shop, GP surgery, nursery, village school, playground/playing fields, restaurants, church, two public houses, hairdressers and Regen Community/Social Centre.

DIRECTIONS

From Selby - leave on A19 towards York, take the left turn into Main Street, then left onto Back Lane. Continue onto Church Street, turn right onto Coppergate where the property is located on the right hand side.

Material Information - Selby

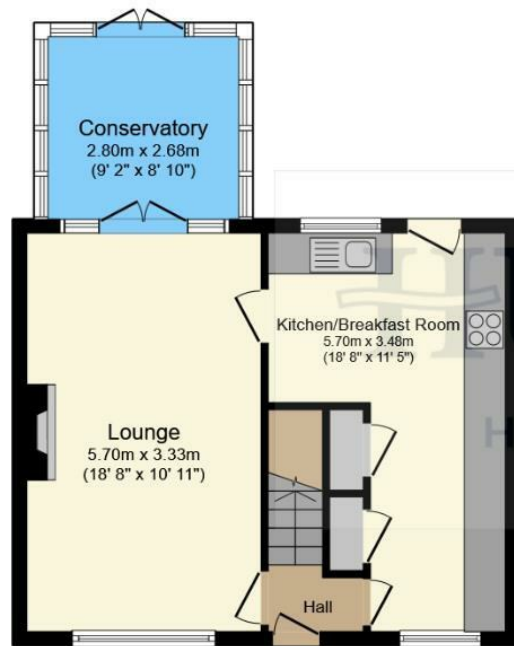
Tenure Type; Freehold

Council Tax Banding; B

EPC Rating : C

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Ground Floor



First Floor



Outbuilding

Total floor area: 98.8 sq.m. (1,063 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	75
England & Wales EU Directive 2002/91/EC		

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











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