



YORK | SELBY | GOOLE | LEEDS

THE HAWTHORNS

RICCALL
YO19 6NZ

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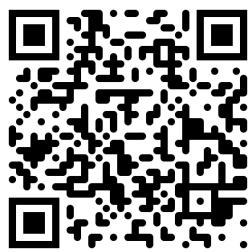
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THE HAWTHORNS, RICCALL YORK, YO19 6NZ



Well-presented three-bedroom semi-detached home in the sought-after village of Riccall, featuring a spacious layout, conservatory, modern kitchen, and ground floor WC. With a garage, driveway, and potential to extend (STPP), this is an ideal family home in a prime location.

Situated in the highly sought-after village of Riccall, this well-presented three-bedroom semi-detached home on The Hawthorns offers an excellent opportunity for families, first-time buyers, or those looking to up-size in a popular and well-connected location.

Located in a quiet residential area, the property is on a large plot and has a driveway, integral garage, and the exciting potential to extend upwards (subject to the necessary planning consents), giving buyers the chance to future-proof and increase its value over time.

Internally, the home provides a well-balanced and practical layout. A welcoming entrance hall leads through to a bright and comfortable living room, ideal for relaxing, which flows seamlessly into the dining room - perfect for both everyday living and entertaining. From here, the space continues into a light-filled conservatory overlooking the garden, creating an additional reception area with direct access outside.

The modern fitted kitchen is positioned to the rear of the property, overlooking the garden and offering convenient side access. A useful ground floor WC sits just off the hallway, adding to the practicality of the home for both everyday living and when entertaining guests.

- Sought-after village location in Riccall
- Well-presented three-bedroom semi-detached home
- Light-filled conservatory overlooking the garden
- Spacious living room flowing into dining area
- Modern fitted kitchen with garden access
- Three well-proportioned bedrooms
- Useful ground floor WC
- Family bathroom
- Integral garage and driveway parking
- Potential to extend above the garage (STPP)
- Excellent Access To Selby, York & Commuter Links









Upstairs, there are three well-proportioned bedrooms, including two doubles and a versatile third bedroom, ideal as a nursery, home office, or dressing room. These are served by a family bathroom, completing the accommodation.

Externally, the rear garden is mainly laid to lawn with a patio area, providing an excellent space for outdoor dining and family use. To the front, the property enjoys a well-kept frontage alongside off-street parking and access to the garage.

Riccall remains one of the most desirable villages in the Selby area, offering a strong sense of community alongside excellent commuter links to York, Selby and Leeds. The village itself provides a range of local amenities, including shops, pubs, schools and scenic countryside walks.

This is a fantastic opportunity to secure a home in a prime village location, offering both immediate comfort and long-term potential.

Early viewing is highly recommended.

PUBLIC TRANSPORT



415
42



SELBY TRAIN STATION
LINKS TO YORK, LEEDS, HULL
LONDON KINGS CROSS (2H 7M)

SCHOOLS



Riccall Community Primary (Good)
Cawood COFE PRIMARY (Good)
BARLBY High (Needs Improvement)
SELBY HIGH SCHOOL (Good)
BRAYTON ACADEMY (Outstanding)

MAJOR ROADS



A19
A64
M62 / A1M

TENURE TYPE: **FREEHOLD**

COUNCIL TAX BAND: **B**
EPC: **C**

LOCAL AUTHORITY:
Selby / North Yorkshire



COULD THIS BE
THE ONE?



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CODE TO MAKE
AN OFFER.

#Imoved **With** Simon

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