



HEWETSON & JOHNSON

A contemporary cottage on the edge of a popular market town

7 Riccal Drive, York YO62 5FF



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This is a well laid out home immaculately presented in one of the area's most popular towns. The garden overlooks a wooded bridleway, with pasture land beyond.

Ben Pridden

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- Entrance hall
- Kitchen/dining room
- Master bedroom
- Bathroom
- Back garden
- Sitting room
- WC
- Bedroom 2
- Front garden
- Off street parking

Location

Riccall Drive is a quiet street, running south from Linkfoot Lane on the edge of town.

Hemsley is one of the area's most sought after addresses, situated on the fringes of the North York Moors National Park, about 24 miles north of York. There are excellent local amenities including a petrol station, independent shops, hotels, restaurants, surgery, opticians and arts centre which presents plays, concerts, exhibitions and film screenings. There is a popular weekly market on Fridays.

Thirsk (15 miles) has a mainline train station with direct services to London (about 2 hours 15 mins) and more extensive shopping including supermarkets. York and Northallerton railway stations are on the East Coast Main Line with further services across the country.

The House

7 Riccall Drive is one of a pair of houses forming part of a desirable development completed about 5 years ago. The house was beautifully finished and is in excellent order throughout.

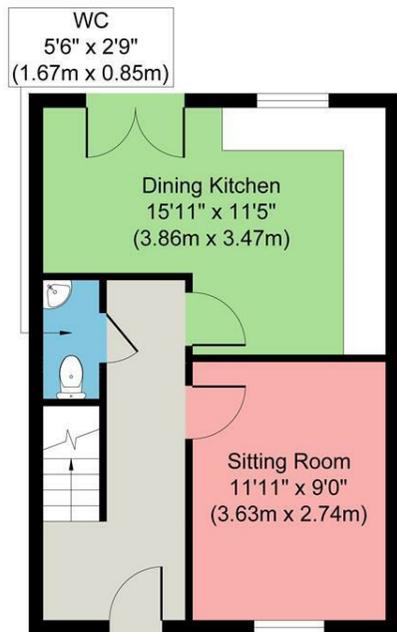
The accommodation is well planned with a sitting room overlooking the street and a kitchen with a dining area and French doors leading on to the garden. To the first floor there are two double bedrooms and a bathroom.

The garden has a paved patio and a lawn with well stocked borders and several fruit trees. There is also a front lawn with a cherry tree and a block paved parking space.

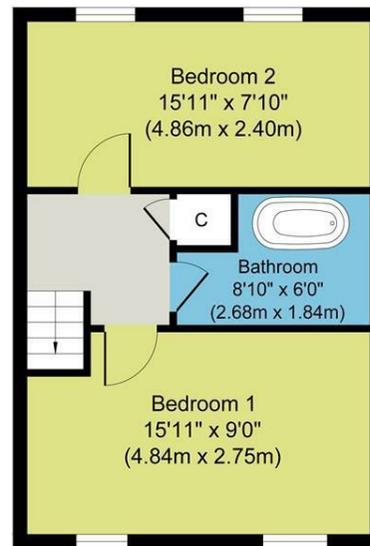








Ground Floor
Approximate Floor Area
377 sq. ft
(34.99 sq. m)



First Floor
Approximate Floor Area
377 sq. ft
(34.99 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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