



HUNTERS[®]
HERE TO GET *you* THERE

2 The Meadows, Riccall, York, YO19 6RR

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Asking Price £240,000

DESCRIPTION

Hunters (Selby) are delighted to offer for sale this well presented two bedroom semi detached home situated within the popular village of Riccall. The property benefit from a gas central heating system, UPVC double glazing and briefly comprises a lounge and kitchen/dining room to the ground floor. To the first floor there are two double bedrooms and a family bathroom. To the front of the property there is a driveway leading down the side of the house to a garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn along with patio area and fencing around the perimeter. 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 turning onto Main Street in Riccall, turn left onto Silver Street and continue onto Kelfield Road and take the left hand turn onto The Meadows where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; B

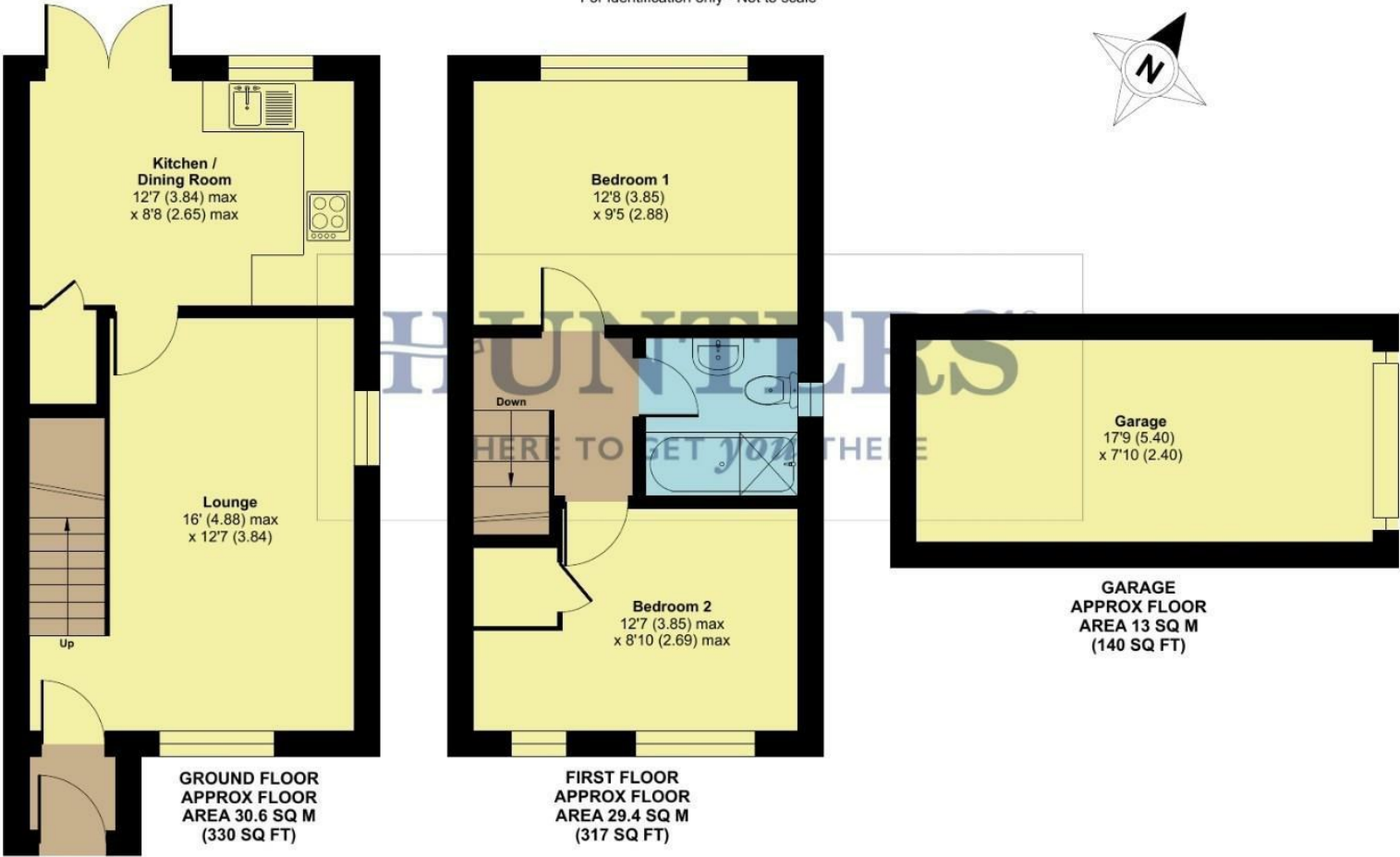
EPC Rating : C

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The Meadows, Riccall, York, YO19

Approximate Area = 647 sq ft / 60.1 sq m
Garage = 140 sq ft / 13 sq m
Total = 787 sq ft / 73.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1384613.



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		
	75	80
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	









