



23 King Rudding Close, York, YO19 6RY

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Offers In The Region Of £450,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented four bedroom detached property situated within the popular village of Riccall. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, living room, dining room, kitchen, utility room and conservatory to the ground floor. To the first floor bedroom one has en-suite and dressing room. There are three further double bedrooms and a family bathroom. To the front of the property there is a driveway leading to an integral garage with parking for several vehicles, mature trees and a garden laid to lawn. To the rear of the property there is a patio area, mature shrub borders, garden laid to lawn and walled 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 the A19 towards York, take the left turning into Main Street in Riccall take the right hand turn onto Station Road and then left onto King Rudding Close where the property can be identified by our Hunters for sale board.

Material Information - Selby

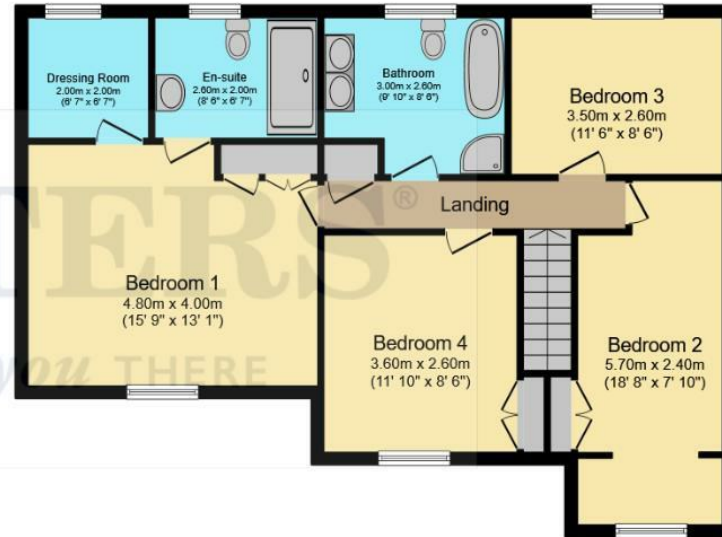
Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : D

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Ground Floor

Floor area 97.0 sq.m. (1,044 sq.ft.)



First Floor

Floor area 80.3 sq.m. (864 sq.ft.)

Total floor area: 177.3 sq.m. (1,908 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



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		
		78
	59	
EU Directive 2002/91/EC		
England & Wales		

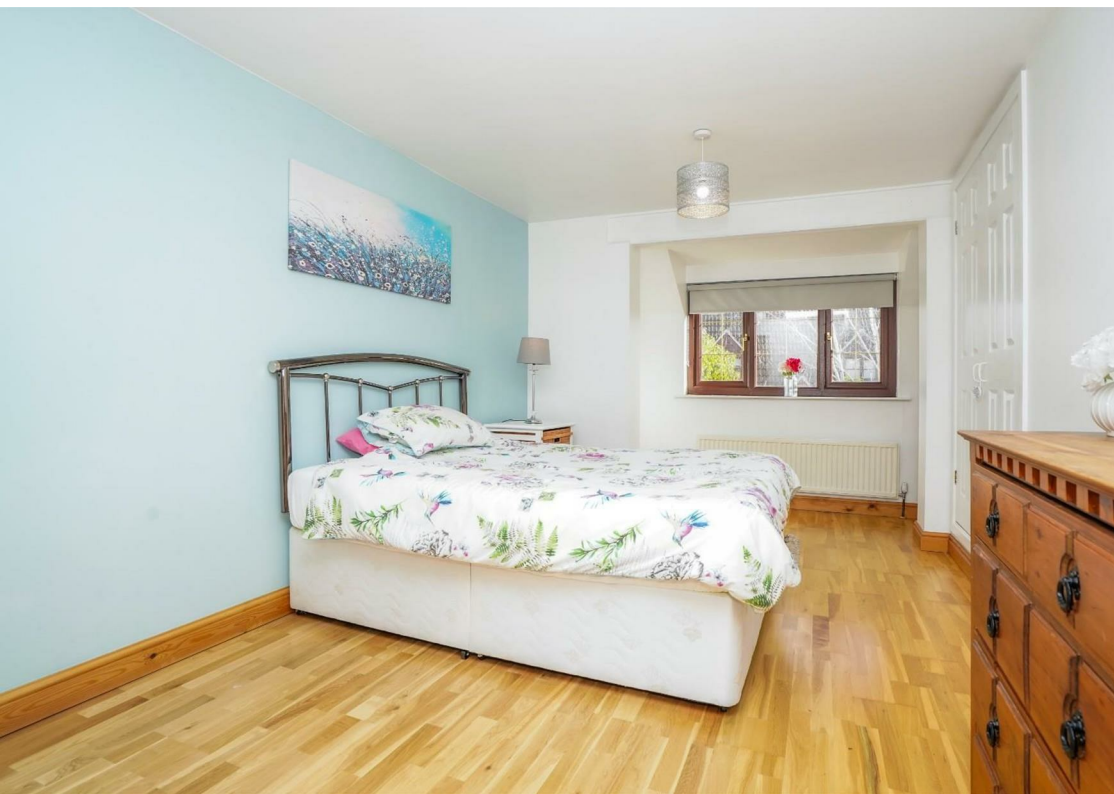
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		















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