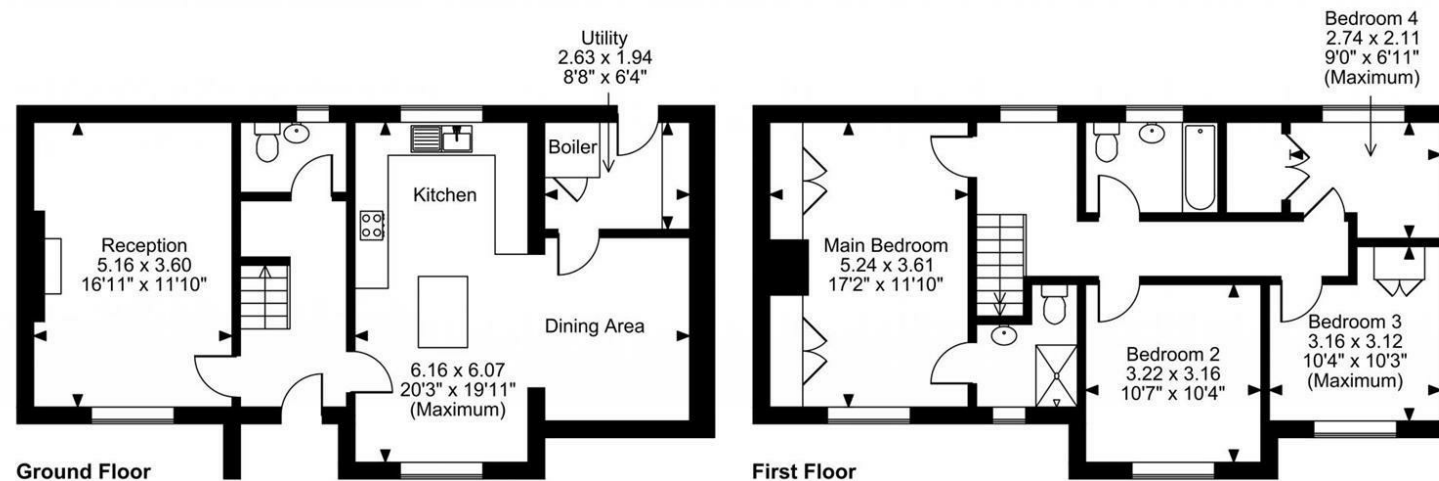
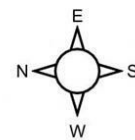


Norseman Close Riccall, York
Approximate Gross Internal Area
1414 Sq Ft/131 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY

Directions

Contact

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FINE & COUNTRY

**4 Bed
House
located in Riccall**

FINE & COUNTRY



3 Norseman
Close
Riccall
York
YO10 4DZ

Guide Price £500,000
Freehold



Guide Price £500,000–£525,000 — a fully elevated, turnkey home where all that’s left to do is move in and start living the lifestyle it was designed for.

Guide Price £500,000 - £525,000

Tucked away within an exclusive cul-de-sac in the heart of Riccall, this beautifully upgraded home offers a rare combination of refined interiors, village charm and everyday luxury. Every detail has been thoughtfully enhanced; from the recently fitted kitchen to the spa-inspired bathrooms, creating a home that feels polished, welcoming and effortlessly comfortable.

This is a property designed not just to impress, but to be lived in and loved.

A Living Room Made for Evenings In
Step into the living room and you immediately sense warmth and character. The open fire forms a natural focal point, imagine winter evenings with the flames crackling, soft wall lights casting a gentle glow across the panelled walls, and the calm privacy offered by bespoke shutters. Fresh new carpeting underfoot adds a luxurious softness, making this a space that feels intimate yet elegant. Ideal for both relaxed family nights and sophisticated entertaining.

The Heart of the Home – A Kitchen Designed to Gather
Upgraded just one year ago, the kitchen is a true showpiece, blending timeless style with everyday functionality. At its centre sits a substantial island with storage on both sides, perfect for casual breakfasts, entertaining friends with wine at the island, or supervising homework while dinner simmers. Granite work surfaces add durability and polish, while classic details such as a Belfast sink and premium Hendel & Hendel hardware elevate the finish beautifully. A Rangemaster cooker anchors the space for those who love to cook, complemented by an integrated fridge freezer and dishwasher for seamless design. Underfloor heating ensures comfort year-round, and shutters continue the cohesive, high-end feel seen throughout the home.

This is a kitchen that works as hard as you do - yet always looks impeccable.

Bathrooms That Feel Like Boutique Hotel Suites
Both the family bathroom and en-suite have been beautifully completed within the last year, offering a cohesive, spa-inspired finish that feels effortlessly luxurious. Each space features elegant Utopia fittings, contemporary LED vanity mirrors and carefully considered accent lighting to create a warm, ambient atmosphere. Underfloor heating ensures comfort throughout the seasons, while heated towel radiators (and a heated towel rail within the en-suite) add that everyday indulgence.

The en-suite further benefits from sensed lighting upon entry, delivering a seamless, boutique-hotel experience from the moment you step inside. These are bathrooms designed not only for practicality, but for relaxation and retreat at the beginning and end of every day.

Everything has been considered — from aesthetics to organisation — making day-to-day living smooth and clutter-free.

Life in Riccall – Why Buyers Love It Here

Riccall has become one of North Yorkshire’s most desirable villages for families and professionals seeking space, community and connectivity.

- The village offers:
- A convenience store & post office
 - Popular local pubs and eateries
 - Hair & beauty salons
 - Sports clubs and tennis facilities
 - Children’s play parks
 - The renowned Regen Centre, hosting fitness classes, community events, markets and social gatherings

Community spirit is strong here; from seasonal celebrations to sports clubs and social groups, it’s the kind of village where neighbours know one another and children grow up with freedom and friendship on their doorstep.

For outdoor enthusiasts, Riccall connects directly to the Solar System Way cycle route and enjoys beautiful surrounding countryside, ideal for weekend walks and bike rides.

- Education**
Families are particularly drawn to Riccall for its schooling options:
- Riccall Community Primary School – Rated Good by Ofsted
 - Barlby High School – Rated Good by Ofsted
 - Fulford School – Rated Outstanding by Ofsted and highly regarded across the region
- There are also a number of excellent independent schools within easy reach in York.

- Commuter Links – Village Calm, City Access**
One of Riccall’s strongest appeals is its connectivity:
- Approximately 20 minutes to York
 - Under 10 minutes to Selby (mainline rail services)
 - Easy access to the A19 for commuting towards Leeds and Hull
 - York’s mainline station provides direct services to London in under 2 hours

This balance of rural lifestyle and commuter convenience is why young professionals increasingly choose Riccall over city-centre living.

- The Feeling of Owning Norseman Close**
Owning this home means:
- Hosting family Christmas around the fire
 - Summer evenings in the garden after work
 - Walking to village events at the weekend
 - Underfloor-warmed floors on crisp mornings
 - A home that feels considered, upgraded and ready
- It offers the reassurance of recent improvements, the elegance of timeless finishes, and the lifestyle of one of North Yorkshire’s most welcoming villages.

A brochure is available upon request with more pictures showcasing this beautiful home.

PART A – Key Details

Tenure: Freehold

Council Tax Band: D

Price Guide: £500,000 – £525,000

Shared Ownership: No

New Build: No

PART B – Property Details

Utilities & Services

Heating: Oil & underfloor heating

Electricity: Mains

Water: Mains

Drainage: Mains

Broadband: Fibre

Mobile Signal: Strong

Parking

Parking: Driveway

Safety & Legal

Cladding: No

Asbestos: None

Legal Restrictions

Covenants / Rights of Way: None

Nearby Developments: None

PART C – Additional Information

Flood Risk: No

Coastal Erosion Risk: No

Planning Permission Refused Previously: No

Mining / Subsidence Issues: No

Major Renovations Needed: No

Previous Use (HMO, Probate, Repossessed): No

Neighbour or Boundary Disputes: None

Listed / Conservation Area: No

Accessibility Limitations: No

Please be aware that both sellers and buyers will incur a £75 inc VAT fee per person, for the completion of Anti-Money Laundering verifications under the regulations we have to follow.

- Upon receipt of any offer these steps will follow.
1. Any offer put forward will be qualified by Anita, our independent financial advisor, who will give you a call to discuss how you will be funding this purchase.
 2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.
 3. Once a sale is agreed, you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.
 4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).

