The Hawthorns,Riccall York YO19 6NZ

william
h brown

welcome to

The Hawthorns, Riccall York

A fantastic opportunity to acquire a well-proportioned three-bedroom semi-detached home in the sought-after village of Riccall, offered for sale with no onward chain

Entrance Hall

Lounge
14' 7" x 11' 6" (4.45m x 3.51m)

Dining Room
8' 9" x 8' 9" (2.67m x 2.67m)

Kitchen
11' 3" x 8' 6" (3.43m x 2.59m)

Landing

Bedroom 1
11' 8" x 8' 9" (3.56m x 2.67m)

Bedroom 2
9' 6" x 8' 9" into wardrobe (2.90m x 2.67m into wardrobe)

Bedroom 3
8' 6" x 8' 5" (2.59m x 2.57m)

Bathroom
Irregular Shaped Room x (x)

Garage
16' 1" x 12' 6" (4.90m x 3.81m)

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The Hawthorns, Riccall York

- GUIDE PRICE £240,000 - £260,000
- OPEN DAY 16TH MAY - CALL TO BOOK AN APPOINTMENT
- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£240,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YOR109810

The Property Ombudsman

Property Ref:
YOR109810 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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