



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

14 Station Rise, Riccall, York, YO19 6JR

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# 14 Station Rise, Riccall, York, YO19 6JR

Asking Price £340,000

## DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this well presented three 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, lounge, kitchen, utility room, downstairs cloakroom/w.c and kitchen/dining room with bi-fold doors. To the first floor bedroom one with en-suite, two further bedrooms and a family bathroom. To the front of the property there is a driveway leading to an integral garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn 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 town leave on A19 towards York, take the left turning into Main Street in Riccall, continue along Main Street turn right at the traffic lights onto Station Road, then left onto Station Rise where the property can be identified by our Hunters for sale board.

## Material Information - Selby

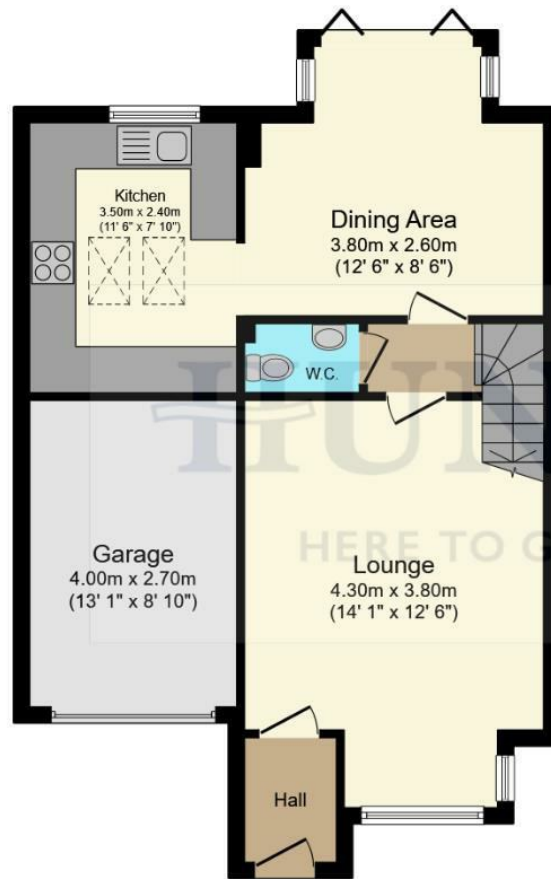
Tenure Type; Freehold

Council Tax Banding; C

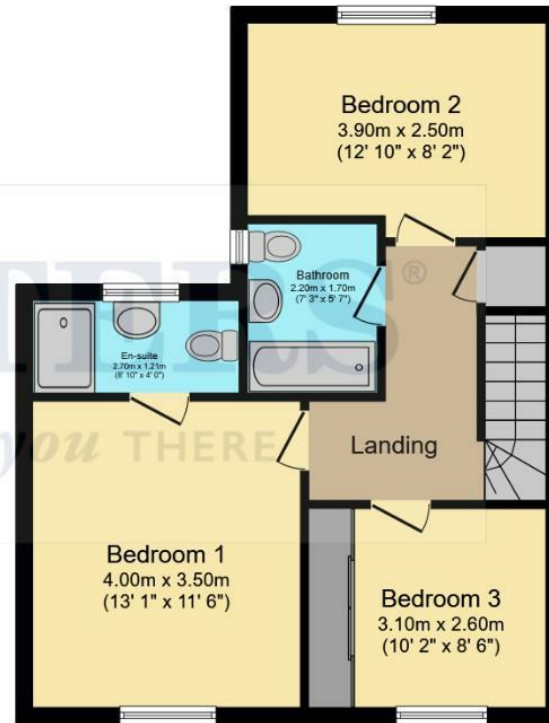
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area: 108.3 sq.m. (1,166 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



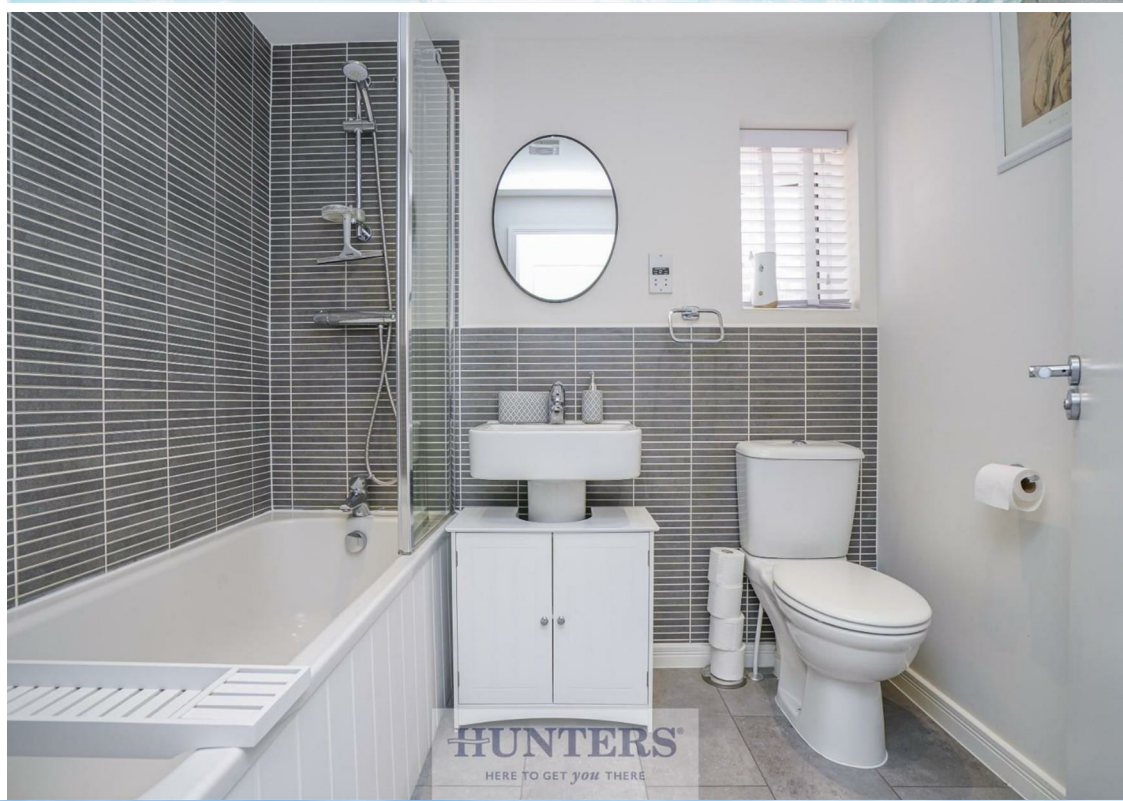
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	87
England & Wales		EU Directive 2002/91/EC	

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











**HUNTERS**  
HERE TO GET *you* THERE