



Holmes Drive, Riccall, YO19 6RT

Offers Over **Offers Over £220,000**





- Well Presented Two Bedroomed Semi-Detached House
- 78 Sq. M. / 850 Sq. Ft
- East Facing Rear Garden
- Garage And Driveway Parking
- Mains Gas Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- Freehold
- Brick Built Construction
- EPC Rating 'C' (73)
- Council Tax Band 'B'



We are delighted to present this charming two bedroom semi-detached house located in this most sought after Village just a few miles outside of York. This delightful home offers comfortable and stylish living spaces. The property features plenty of driveway parking, private rear garden and driveway parking to the front.

This semi-detached two-bedroom house is well presented throughout, boasting light and airy accommodation over two floors this property will appeal to first time buyers, professionals and those looking for easy commuter links.

Upon entering the property, you will be greeted by a spacious and inviting living room, perfect for unwinding after a long day. The large front window ensures the property has a light and bright feel throughout. There is also useful understairs storage.

The well-appointed kitchen is equipped with modern amenities, offering a functional space for culinary enthusiasts. There are double French doors leading out to the garden as well as a side door out to the driveway.

The property comprises two bedrooms, each providing a comfortable sanctuary for rest and relaxation and one containing fitted wardrobes. The master features plenty of built in storage as well as a recess which is currently used as a dressing area. The bathroom with tiled floors and walls consists of bath, separate shower, toilet and basin.

Ample driveway parking is provided at the front of the property with space for two cars, offering convenience for residents and guests alike. There are also wooden gates leading down the drive to the garage.

Overall, this property presents a wonderful opportunity to acquire a well-maintained home in a desirable location. With its modern features, low maintenance rear garden, family bathroom, and ample parking, this property is sure to captivate those seeking a comfortable and stylish living environment.

Do not miss out on the chance to make this inviting property your own.

Property Information Disclaimer

- Boiler Serviced September 2026.

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

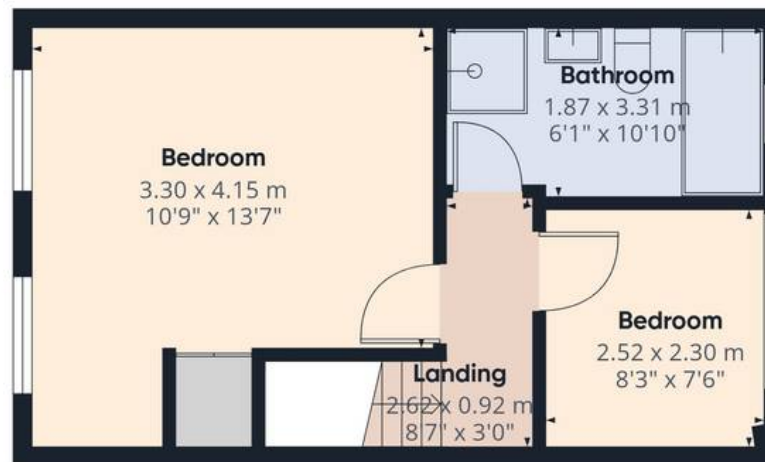
Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

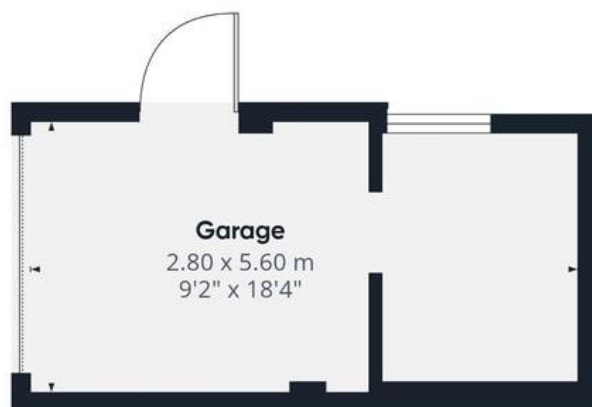
79 m²

853 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2



JP Harll

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