



Danes Court, Riccall, York

Offers Over £325,000

Stephensons
estate agents & chartered surveyors

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Danes Court,
York YO19 6NP

Est. 1871

Offers Over £325,000

Situated in a peaceful cul-de-sac within the sought-after village of Riccall, this attractive three-bedroom detached bungalow offers spacious and flexible accommodation, generous off-street parking, an integral garage, and wrap around gardens.

Set in a pleasant position, the property is approached via a substantial block-paved driveway providing ample parking and access to the garage. Extending to approximately 1,014 sq ft (excluding the garage), the bungalow offers well-proportioned living accommodation throughout.

A welcoming entrance hall leads to a bright and spacious lounge featuring an inglenook fireplace as its focal point. Double doors open into the conservatory, creating an additional reception area with delightful views over the private rear garden. The kitchen is fitted with a range of wall and base units and includes an integrated electric oven and gas hob, along with space for laundry appliances.

There are three generous double bedrooms. The principal bedroom is positioned to the front of the property, while the remaining two bedrooms overlook the rear garden. The principal bedroom benefits from an en-suite shower room comprising a walk-in shower, wash basin, WC, and chrome heated towel rail. The family bathroom is fitted with a corner bath with handheld shower attachment, wash basin, WC, and chrome heated towel rail.



Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 1600* Mbps download speed
EPC Rating: (70) C
Council Tax: North Yorkshire Council Band E
Current Planning Permission: No current valid planning permissions
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent -
Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



Outside, the property enjoys mature, well-stocked gardens that provide a high degree of privacy. The rear garden features lawned areas, established trees, shrubs, and colourful planted borders, creating a tranquil setting ideal for both relaxation and entertaining. To the front, an attached single garage is complemented by ample driveway parking for several vehicles.



Partners:

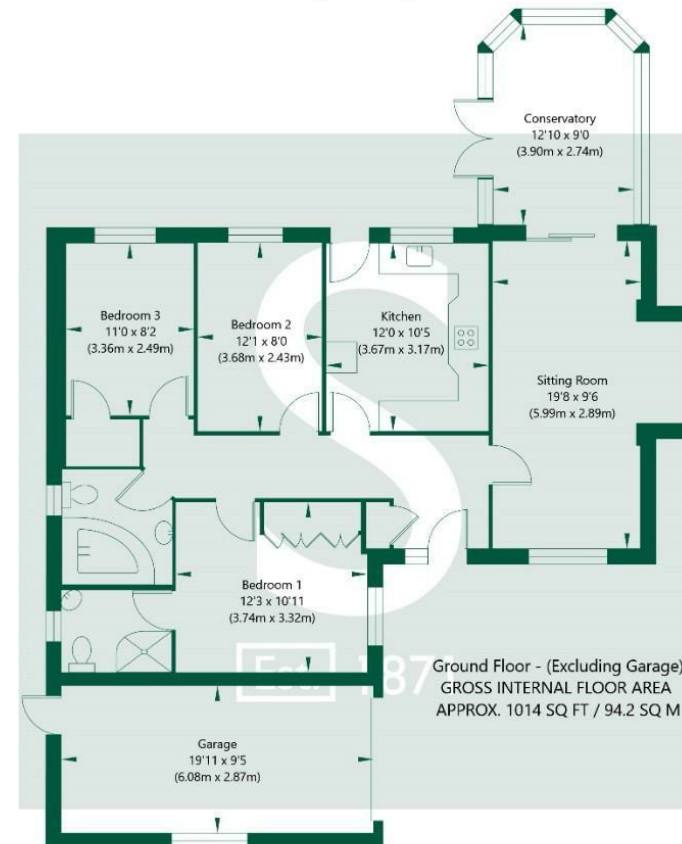
J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1014 SQ FT / 94.2 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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