



The Meadows, Riccall, York

£225,000

Stephensons
estate agents & chartered surveyors

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The Meadows,
York YO19 6RR

Est. 1871

£225,000

An excellent opportunity to acquire this contemporary semi-detached property in the desirable village of Riccall with two double bedrooms, a modern family bathroom and off street parking.

The property welcomes you through a porch entrance, leading to an additional internal door, providing access into the lounge.

Positioned at the front of the home, the spacious yet cosy lounge offers ample room for a range of living room furniture. A charming electric log burner effect stove, an attractive focal point, while a double-glazed front-facing window allows plenty of natural light to flow into the room. The staircase rises to the first floor, and a door at the rear of the lounge leads through to the kitchen.

Located at the rear of the property, the well-appointed kitchen is fitted with a range of contemporary grey wall and base units complemented by solid wood worktops and a black composite sink with drainer. Integrated appliances include an electric hob with extractor hood above, a double oven housed within a tall larder unit, and a washing machine positioned beneath the rear window. The central heating boiler is neatly concealed within the kitchen cabinetry. There is also ample space for a dining table, along with useful understairs storage. A rear-facing double-glazed window and double-glazed patio



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: (65) D
Council Tax: B – North Yorkshire Council
Current Planning Permission: No current
valid planning permissions



doors provide views of and access to the rear garden.

To the first floor, the property offers two generous double bedrooms and a family bathroom. The principal bedroom overlooks the rear garden and benefits from a spacious layout with a double-glazed window. The second double bedroom is situated at the front of the property and features two double-glazed windows, along with built-in storage housing the immersion heater.

The family bathroom is fitted with a panelled bath, wash hand basin set within a vanity unit, and a WC.

Externally, the front garden is laid with decorative gravel and complemented by a paved pathway extending from the front entrance to the rear of the property. A private driveway provides off-road parking and leads to a detached garage, with an additional lawned area to the side. The enclosed rear garden features a paved seating area and a well-maintained lawn bordered by mature shrubs and bushes, all enclosed by perimeter fencing for added privacy.

This attractive home is ideally suited to a variety of buyers, including first-time purchasers, downsizers, and small families seeking comfortable and well-presented accommodation.

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

Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Partners:

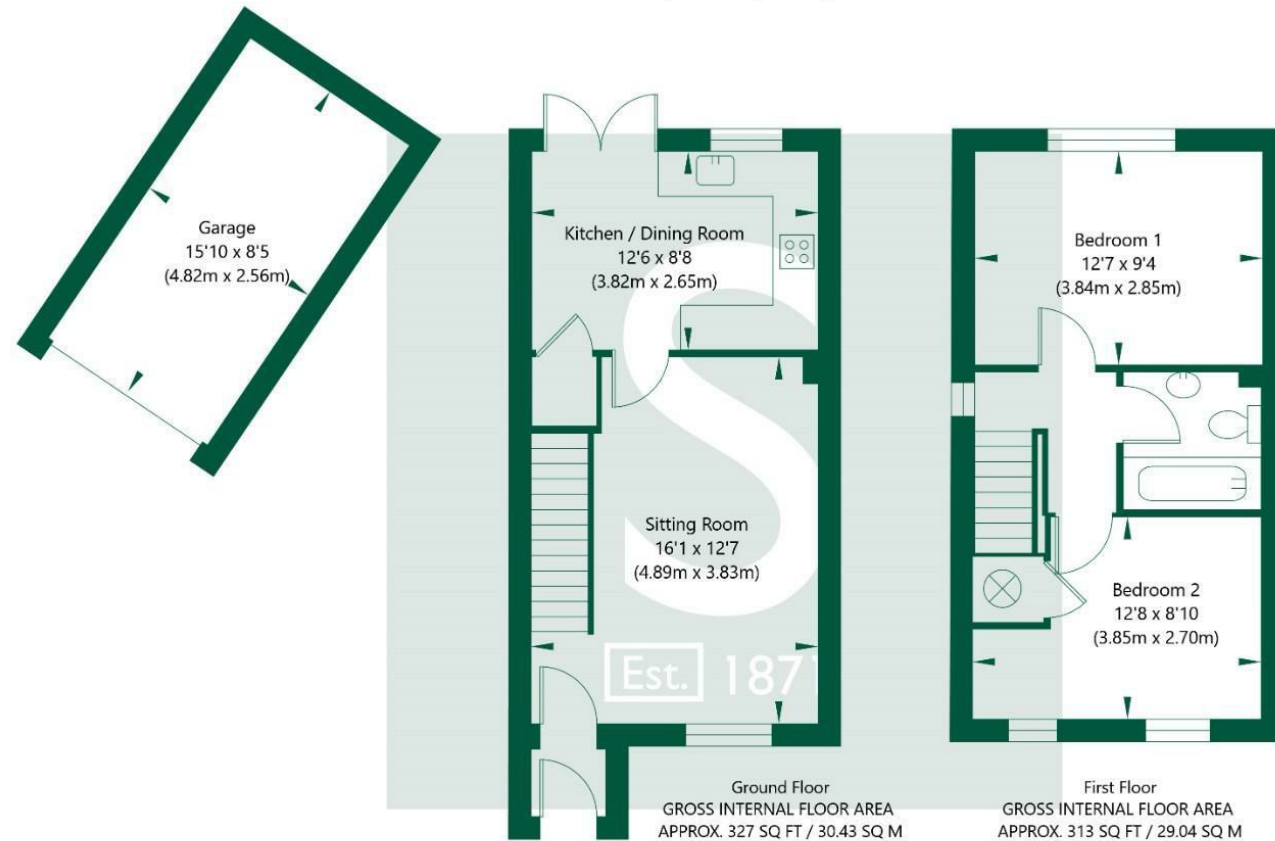
J F Stephenson MA (Cantab) FRICS FAAV
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 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

Associate Partners:

N Lawrence
 I Jarvis MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 640 SQ FT / 59.47 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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