



King Ridding Close, Riccall, York

£475,000

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King Rudding Close,
York YO19 6RY

Est. 1871

£475,000

A well-presented four-bedroom detached family home situated in the popular village of Riccall, near York. Built in the late 1990s, the property offers spacious and versatile accommodation, ideally suited to modern family living. The house benefits from a pleasant residential setting within this sought-after village, while providing convenient access to local amenities, schools and transport links.

Situated within a pleasant residential setting in the popular village of Riccall, this substantial four-bedroom home offers generous and versatile accommodation, thoughtfully arranged to provide comfortable family living alongside excellent entertaining space.

From the moment you step inside, the property offers a sense of space and flexibility, with a well-planned layout that caters equally well to everyday family life, relaxed evenings and social occasions. The ground floor benefits from a well positioned cloakroom, a characterful sitting room, a separate dining room, and a kitchen and conservatory that overlooks the private gardens.

The generous sitting room forms an impressive centerpiece to the ground floor, with its original structural beams and statement Hog built, wood burning, inglenook fireplace. The open layout creates considerable flexibility in making it equally suited to quiet evenings at home or larger gatherings.

The separate dining room provides a more formal setting for entertaining and family meals, while also offering the versatility to accommodate a study area or additional reception space if required. This separation of the principal living areas allows different members of the household to enjoy their own space without compromising the overall flow of the home.



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: TBC
 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.



The kitchen is conveniently positioned alongside the dining and reception accommodation, creating a practical arrangement for day-to-day living and entertaining. The kitchen benefits from integrated appliances, such as a double oven, dishwasher, under-counter fridge & freezer and washing machine. The ceramic sink, complete with mixer tap, is set into the worktop beneath the garden-facing window.

The conservatory adjoins the sitting room, a versatile space that could be used as a relaxed family room, reading area, playroom or simply a place from which to enjoy views of the garden and outdoor surroundings.

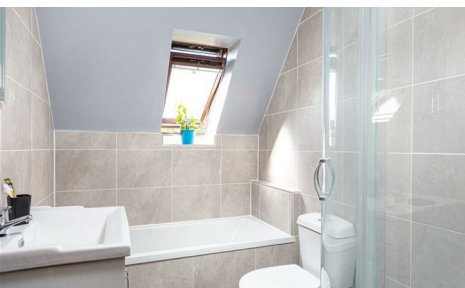
The first floor continues to impress with four well-proportioned bedrooms, making the property particularly well suited to family occupation.

The principal bedroom enjoys the benefit of fitted wardrobes, as well as an en-suite shower room, creating a private retreat away from the remainder of the household. The additional bedrooms are complemented by a family bathroom, providing practical facilities for both residents and guests.

The property benefits from a double facing, integral garage, with an electric roller door. As well as storing vehicles, the space offers excellent potential to develop into a utility room with the added bonus of an internal door leading through to the kitchen.

To the front of the property, the driveway is block paved with ample room for parking. The front garden is surrounded in shrubs and trees, creating a secluded border for total privacy. A paved path leads from the entrance door, round the front of the property, to a side access gate into the cul-de-sac. The rear garden is mainly laid to lawn with a patio area, perfect for an outdoor dining area. The side of the property is gravelled, perfect for storing garden equipment, and allows access to the front of the property via a pedestrian wooden gate.

Located in Riccall, the property benefits from the character and community atmosphere associated with village living, while offering a practical base for those seeking access to the surrounding area. Riccall has great access links to the A19, creating a perfect commute for those looking to travel into Selby or York.



Partners:

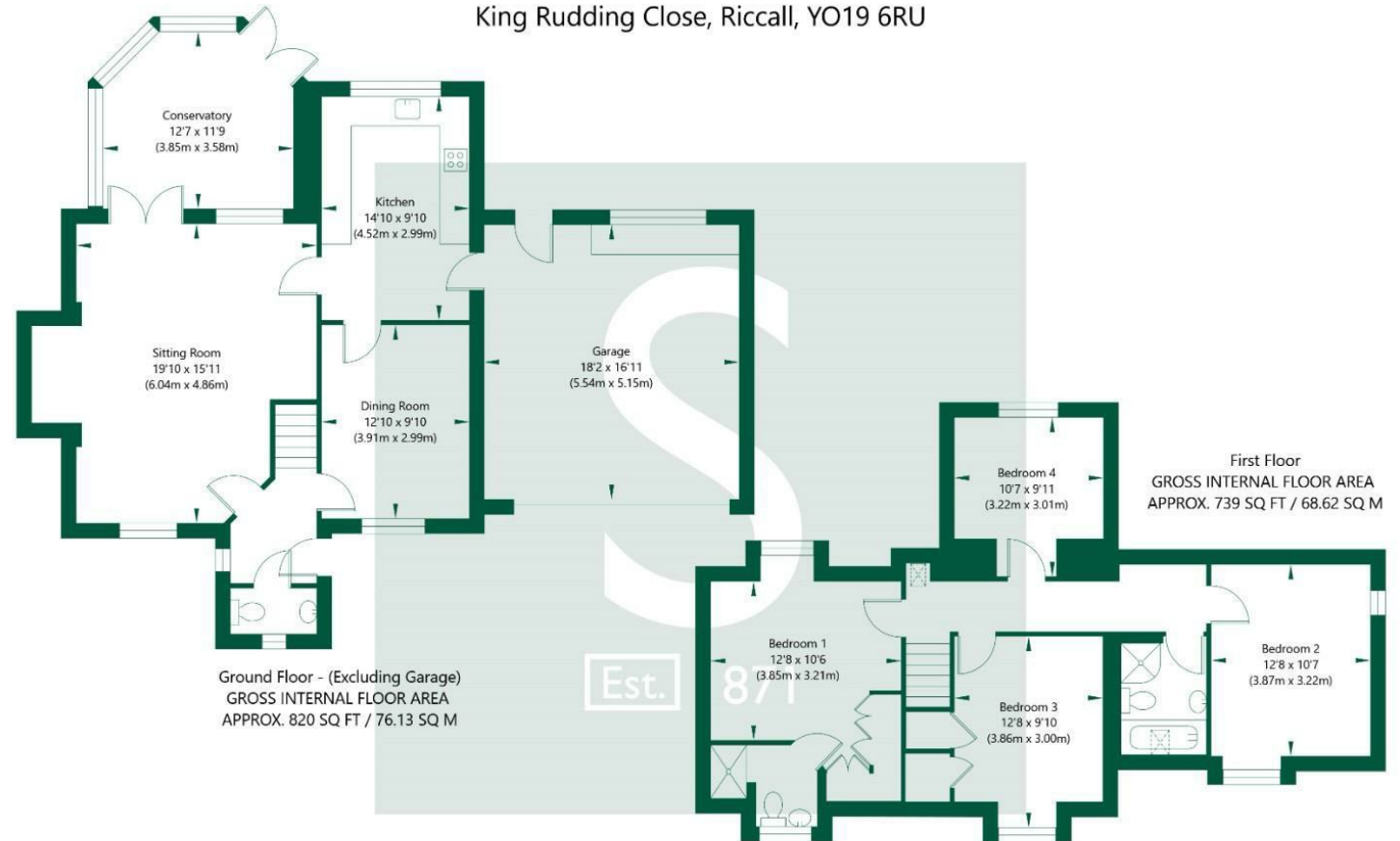
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1559 SQ FT / 144.75 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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