



8 Station Court Station Rise, Riccall, York, YO19 6JG

Ground Floor Apartment | Two Bedrooms | Allocated Parking | Communal Gardens | Popular Village Location | Viewing Highly Recommended

- Ground Floor Apartment
- Gas Central Heating
- Council Tax Band - B
- Modern Throughout
- Two Bedrooms
- Leasehold Property
- Ideal Village Location
- Allocated Off Road Parking
- EPC Rating - C
- Open Plan Living, Dining & Kitchen

Asking Price £160,000

Jigsaw Move are pleased to welcome you to this charming ground floor apartment located in the desirable location of Station Court on Station Rise, Riccall. Built in 2013, this modern property offers a perfect blend of contemporary living and comfort.

The apartment features a spacious open plan reception room with dining area that provides an inviting space for relaxation and entertainment. The kitchen comes equipped with a washer/dryer, making laundry days hassle-free.

With two well-proportioned bedrooms, it is ideal for small families, couples, or individuals seeking extra space. The bathroom is thoughtfully designed, ensuring convenience and style. Furthermore, the inclusion of window shutters adds a touch of elegance while offering privacy and light control.

One of the standout features of this property is the allocated off-street parking, providing ease and security for your vehicle. Additionally, residents can enjoy the benefits of a communal garden, perfect for unwinding outdoors or socialising with neighbours.

The property is situated within the very desirable village location of Riccall. This sought after village hosts a range of local amenities including; primary school, general shops, public house/restaurant, play park and doctors surgery. Riccall is an ideal location when commuting to Selby, York and Leeds as it is close to all major networks.

Situated in the picturesque village of Riccall, this property is well-connected to York and its surrounding areas, making it an excellent choice for those who appreciate both tranquillity and accessibility. This apartment is not just a place to live; it is a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this delightful apartment your new home.

Lease Details;

- Lease length 125 years with approx. 116 remaining
- annual ground rent approx. £197.61
- 6 monthly service charge approx. £943.85

ACCOMMODATION

Entrance Hall

Lounge/Diner 13'10" x 11'7" (4.22m x 3.53m)

Kitchen 9'0" x 8'11" (2.74m x 2.72m)

Bedroom One 10'0" x 10'10" (3.05m x 3.29m)

Bedroom Two 8'11" x 6'11" (2.71m x 2.10m)

Bathroom 4'5" x 6'4" (1.35m x 1.94m)

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

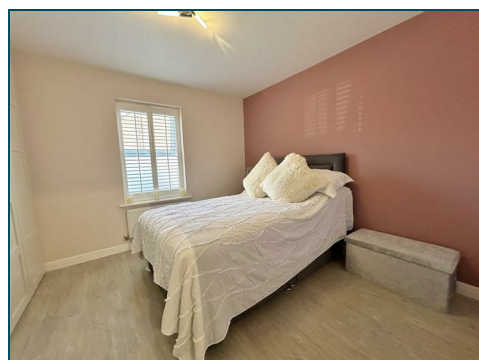
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

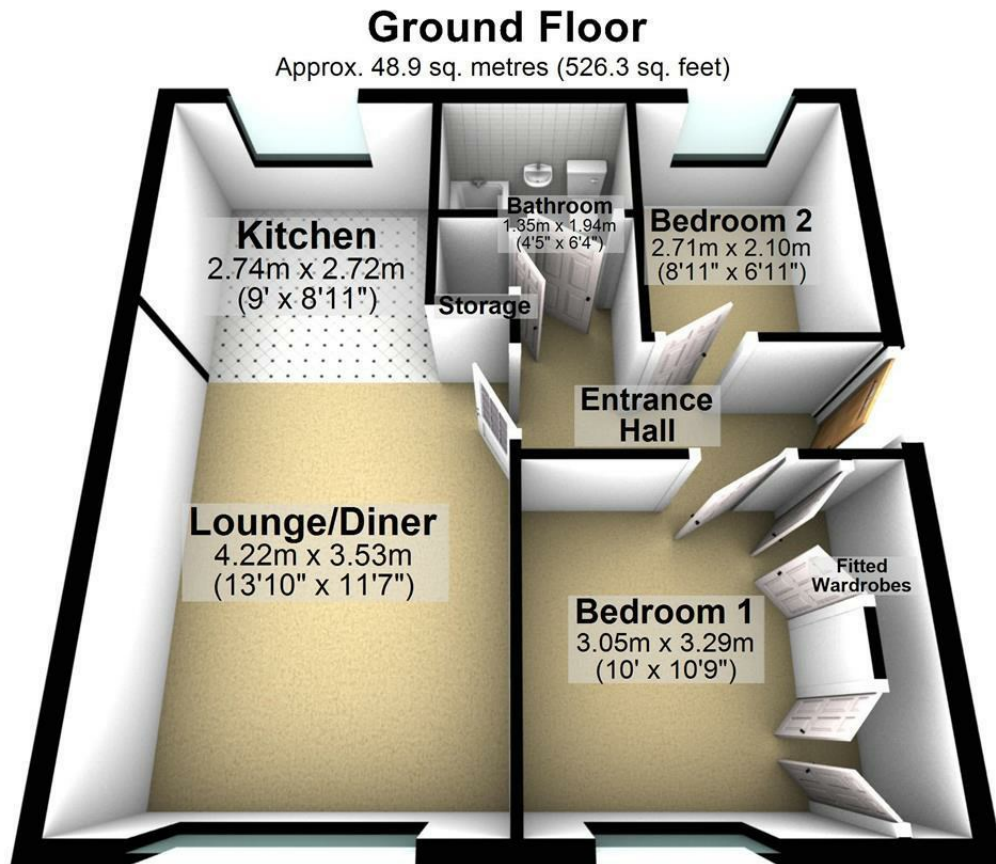
VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 48.9 sq. metres (526.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	79	79	
England & Wales		EU Directive 2002/91/EC	

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