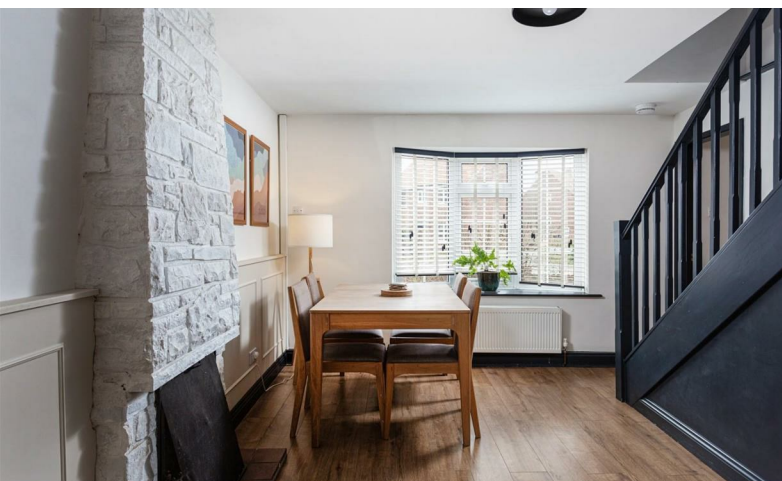


Main Street, Riccall, York

£260,000

Stephensons
estate agents & chartered surveyors



A delightful cottage which has been thoughtfully upgraded, offering spacious living accommodation in a sought after, peaceful location. The home perfectly encapsulates modern family living with traditional countryside charm.

Tenure: Freehold
 Services/Utilities: All mains services are understood to be connected.
 Broadband Coverage: Up to 1800* Mbps download speed
 EPC Rating: 59 (D)
 Council Tax: Selby Council (B)
 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 – Stephenson's Estate Agents – 01757 706707

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



Positioned in the heart of this highly desirable village, is this charming semi-detached cottage. In recent years, the property has been skillfully extended, making a perfect family home.

Upon entering, you are welcomed into an inviting entrance hall, leading left into a spacious dining room which offers a bright and flexible space ideal for both everyday family living and entertaining guests. A large window to the front of the property fills the dining room with natural light. With contemporary panelling to the walls and an exposed brick chimney breast with feature fireplace, the space perfectly blends character features with modern decor.

Positioned just off the dining room is the charming kitchen, featuring solid oak work surfaces and a pair of French doors that open onto the rear garden. The kitchen itself comprises a range of shaker-style fitted wall and base units, with integrated appliances, a Farmhouse style sink and brass adornments including tap and unit/drawer handles. The space beautifully combines modern functionality with traditional style.

Sitting at the front elevation of the home is the lounge, a warm and cosy space enhanced by stylish half wall panelling and a bay window that floods the room with natural light. Completing the ground floor accommodation is a spacious family bathroom, comprising of a bath with overhead shower, washbasin, and a WC, all complemented by a velux window and contemporary tiling.

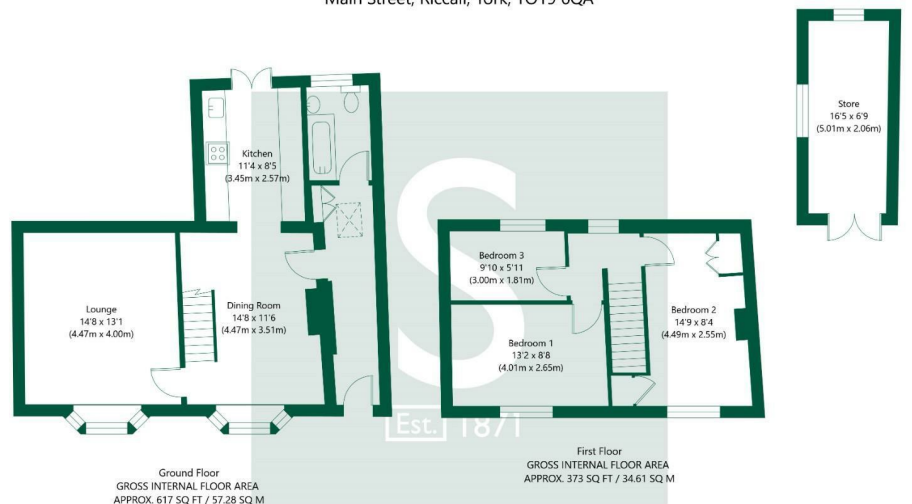
To the first floor of the home are three generously proportioned bedrooms. The principal bedroom is particularly spacious and enjoys plenty of natural light via a front window. Bedroom two, also positioned to the front of the property, provides a bright and airy atmosphere, making it a comfortable retreat for family members or guests. The third bedroom is located at the rear of the property, ideal as a single bedroom, nursery, or home office.

Externally, the property enjoys a pleasant garden which is mainly laid to lawn with a gravel path and raised beds, perfect for plants or for use as vegetable patches. At the end of the garden is a useful brick store. To the front of the home is a gravelled forecourt with bricked wall.

Located in the sought after village of Riccall, offering a peaceful rural setting while remaining conveniently close to nearby towns and cities. Situated just a short drive from Selby, the village benefits from excellent local amenities including a primary school, village shop, post office, and welcoming pubs. Surrounded by picturesque countryside and scenic walking routes, Riccall combines traditional village character with easy access to York and Leeds, making it an ideal location for commuters and families alike.

In summary, this beautifully presented and thoughtfully extended cottage offers spacious, versatile accommodation perfectly suited to modern family living. Combining character charm with stylish contemporary finishes, this is a wonderful opportunity to acquire a truly inviting home in a desirable and well-connected location.

Main Street, Riccall, York, YO19 6QA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 990 SQ FT / 91.89 SQ M - (Excluding Store)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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