



57, Mount Park,
Riccall, YO19 6QU
Offers Over £300,000



ABOUT THE PROPERTY

A beautifully maintained two-bedroom detached bungalow, set within impressive, meticulously landscaped wrap-around gardens in the sought-after village of Riccall.

The accommodation briefly comprises an entrance porch leading into a spacious sitting/dining room.

An inner hallway provides access to two double bedrooms, a modern shower room, and a fitted kitchen, which opens into a bright and airy sun room. The sun room also offers internal access to the single garage, complete with power and lighting.

Externally, the property boasts a stunning mature garden that is a true credit to the current owners, featuring an abundance of established flowers, trees and shrubs, together with a vegetable patch, greenhouse and garden shed. A generous driveway provides ample off-road parking. Further benefits include owned solar panels, providing an energy-efficient addition to the home and helping to reduce running costs.

This delightful bungalow offers well-presented accommodation throughout and enjoys a wonderful outdoor space, ideal for keen gardeners and those seeking a peaceful village setting.







Tenure: Freehold
Selby District Council
Band: C

THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH

2.09 x 1.95 (6'10" x 6'4")

Entrance door to front, windows to front and side.
Radiator. Door leading to:-

SITTING ROOM / DINING ROOM

6.53 x 3.52 (21'5" x 11'6")

Bay window to front and door to side.
2x radiators.

INNER HALL

Access to loft and storage cupboard.

SHOWER ROOM

2.25 x 2.16 max (7'4" x 7'1" max)

Window to side.

Walk in shower, low flush WC and pedestal hand basin. Part tiled walls, ladder style towel rail.

BEDROOM ONE

3.18 x 3.15 (10'5" x 10'4")

Window to rear.

Radiator.

BEDROOM TWO

3.41 max (2.14 min) x 3.20 (11'2" max (7'0" min) x 10'5")

Window to rear.

Radiator.

KITCHEN

3.22 x 2.53 (10'6" x 8'3")

Wall and base units, sink unit, gas oven with extractor fan over, space for fridge, freezer and dishwasher. Pantry cupboard, tiled flooring and ladder style towel rail.

SUN ROOM

4.95 x 2.22 (16'2" x 7'3")

Door to rear and windows to side and rear.

Wall and base units. Plumbing for washing machine, tiled floor, radiator.

GARAGE

5.45 x 2.69 (17'10" x 8'9")

Up and over electric door, power and lighting.

ADDITIONAL INFORMATION

SERVICES

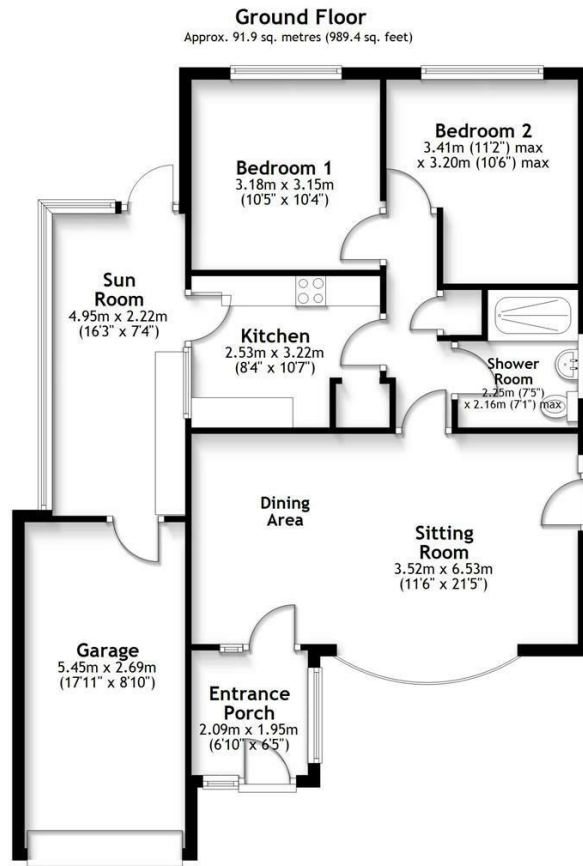
The property has benefit of mains gas, electricity and

drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the appliances have been tested by the agent.





Total area: approx. 91.9 sq. metres (989.4 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

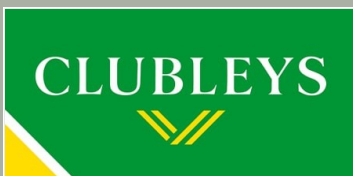
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.