



The Crescent, Riccall, YO19 6PL

Offers in Region of OIRO £300,000





- Three Bedroomed Semi-Detached House On Large Plot
- 94 Sq. M/ 1011 Sq. Ft
- Garage And Driveway Parking
- South West Facing Rear Garden
- Gas Fired Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- Freehold
- Brick Built Construction
- EPC Rating 'D' (65)
- Council Tax Band 'B'



Offered with no onward chain and nestled back behind a lush, large, landscaped front garden, this charming semi-detached house invites you in with the promise of comfort, character and room to grow. Offering a rare opportunity to purchase a highly desirable property and plot (which would be perfect for extending subject to planning permission/building control etc).

Greeted by a classic brick exterior and a welcoming gated entrance, the property's kerb appeal is immediately apparent, with mature shrubs and a well-tended lawn framing the path to the front door. Step inside and discover two versatile reception rooms, each designed for sharing life's moments - whether that's relaxing by the glow of a traditional fireplace or entertaining guests beneath the soft illumination of elegant chandeliers and decorative ceiling lights. Bay windows and large panes throughout flood the interiors with natural light, creating a bright and airy ambience that instantly feels like home.

The heart of the home unfolds in kitchen which is set between the living and dining rooms providing easy access to both. There is plenty of cupboard and worksurface space as well as spaces for appliances meaning this would be a true cooks kitchen. There is also a useful ground floor w.c.

Upstairs, three thoughtfully designed bedrooms await, each cosying down with soft carpeting, built-in wardrobes. Storage has been thoughtfully considered here. The loft is partially boarded to provide further storage.

A peek into the bathroom reveals modern design meets everyday convenience. A walk-in shower stands alongside a deep, separate bathtub, promising both invigorating starts and indulgent soaks. Contemporary fixtures, a heated towel rail, and a large mirror amplify the sense of space and light, while wood-effect flooring and stylish tiles add a touch of understated luxury. Each detail is thoughtfully planned to offer elegance and practicality in equal measure.



Outdoors the garden is a true haven, boasting a sprawling lawn, mature landscaping, and a serene patio area perfect for summer gatherings or tranquil mornings with a coffee in hand. French doors connect the living space seamlessly to the garden, blurring the lines between indoor comfort and outdoor enjoyment. Whether you're entertaining on the brick patio, tending to the lush borders. The gardens also provide access to a brick outbuilding attached to the dining room, separate garage and driveway parking.

This property is a gem and with the addition of such a large plot the potential is huge.

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- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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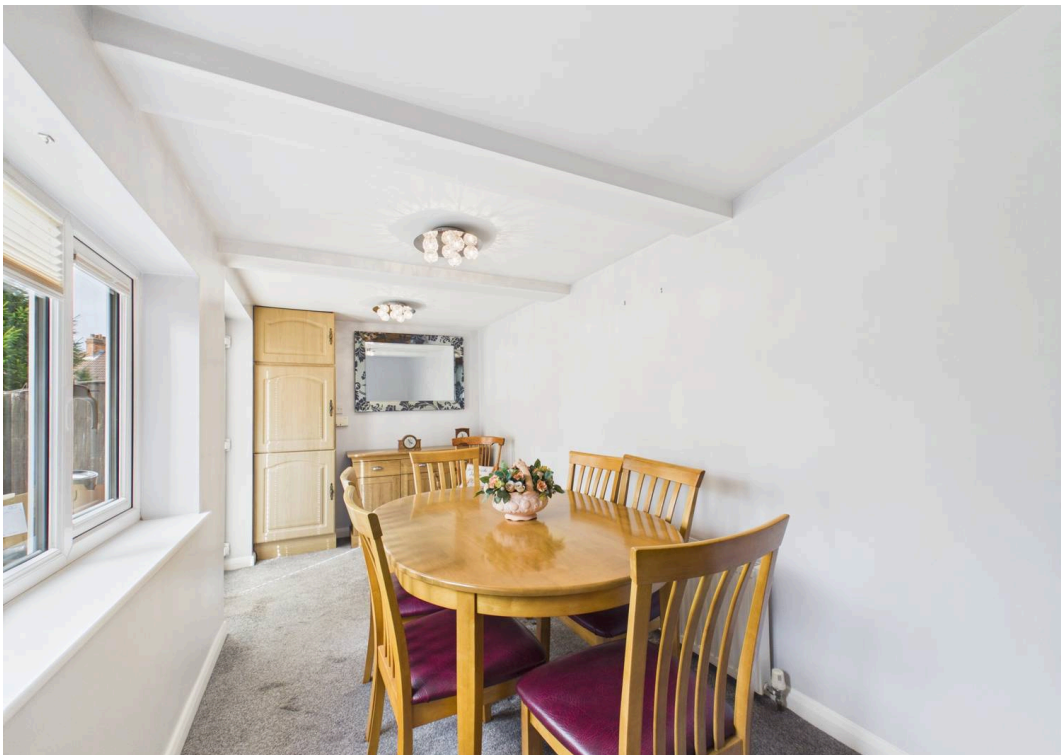
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

109.7 m²

1180 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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