



King Ridding Lane, Riccall, York

Offers Over £525,000

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**King Rudding Lane,
York YO19 6QL**

Est. 1871

Offers Over £525,000

An exciting opportunity to acquire this extended detached bungalow, set within an extensive plot of just under 2 acres.

The property is situated just a stone's throw from the edge of Skipwith Common, approximately 1.5 miles east of the village of Riccall. King Rudding Lane is a quiet, single-track, no-through road, leading to one of the many entrances and car parks serving Skipwith Common. The lane is accessed directly from the A19 and is home to only a handful of residential properties, making it well known for its peaceful rural setting and surrounding agricultural landscape.

Approaching from the A19, the property is located on the right-hand side of the lane, towards the end of the lane. Set within just under 2 acres of land, the property enjoys a rural position, with paddocks positioned to the side and rear.

The property itself is a deceptively spacious three-bedroom detached bungalow extending to approximately 1,250 sq.ft. of internal accommodation. The current owners acquired the property in 2010 and have since undertaken a programme of improvements, including reconfiguring and extending the accommodation. In 2012, the former garage was converted into a home office, alongside the addition of a utility room and shower



Tenure: Freehold
Services/Utilities: LPG, Electricity, Water and Septic Tank are understood to be connected
Broadband Coverage: Up to 76* Mbps (via Quickline) download speed
EPC Rating: 60 (D)
Council Tax: North Yorkshire Council Band C
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.



room. At the same time, a single-storey extension was constructed to the rear, creating a further reception room. The central heating boiler and double-glazed windows were also replaced during these works.

Entering the property through the front door, a spacious entrance hallway provides access to the bedroom accommodation on the left and the living accommodation on the right. The principal living room is generously proportioned and features a wood-burning stove, together with a large double-glazed window overlooking the rear garden and surrounding land. The living room also provides access to the dining room and the extended additional reception room, offering versatile living space ideal for both everyday family life and entertaining.

The kitchen is located to the front of the property and is fitted with a range of wall and base units, incorporating a stainless steel sink with drainer. A double glazed window overlooks the front elevation, with access leading to the utility room, shower room and office.

The office has been created through a thoughtful conversion by the current owners and benefits from natural light via two double glazed windows. Offering flexible accommodation, it could also be utilised as a snug or playroom, depending on the purchaser's requirements.

The shower room comprises a WC, wash hand basin and shower cubicle. The adjoining utility room provides space and plumbing for laundry appliances.

Positioned beyond, the sitting room forms part of the extension and is a bright, welcoming space with French doors opening directly onto the rear patio and garden.

To the opposite side of the property are three bedrooms, each benefiting from a double glazed window and central heating radiator. The accommodation is completed by the family



bathroom, fitted with a traditional suite and featuring a frosted double glazed window to the rear elevation.

Externally, one of the property's principal features is the generous outdoor space, extending to just under 2 acres in total. The property is accessed directly from King Ridding Lane via a driveway providing off-street parking for several vehicles. The front garden is predominantly laid to lawn, with stock-proof fencing to the western boundary and a mature tree frontage providing a good degree of privacy.

Positioned to the west of the bungalow is an enclosed paddock extending to approximately 0.45 acre, currently used by the present owners for grazing sheep. The majority of the land lies to the rear of the property, extending to just under 1.20 acres of grassland and enclosed by fenced boundaries.

Immediately adjoining the property is a private garden area incorporating an extended patio, providing ample space for outdoor seating and enjoying a south-facing aspect.

Properties in this rural location, particularly those with land of this nature, are rarely offered for sale. As such, this represents an increasingly uncommon opportunity, and early viewing is strongly recommended. Viewings are strictly by prior appointment.



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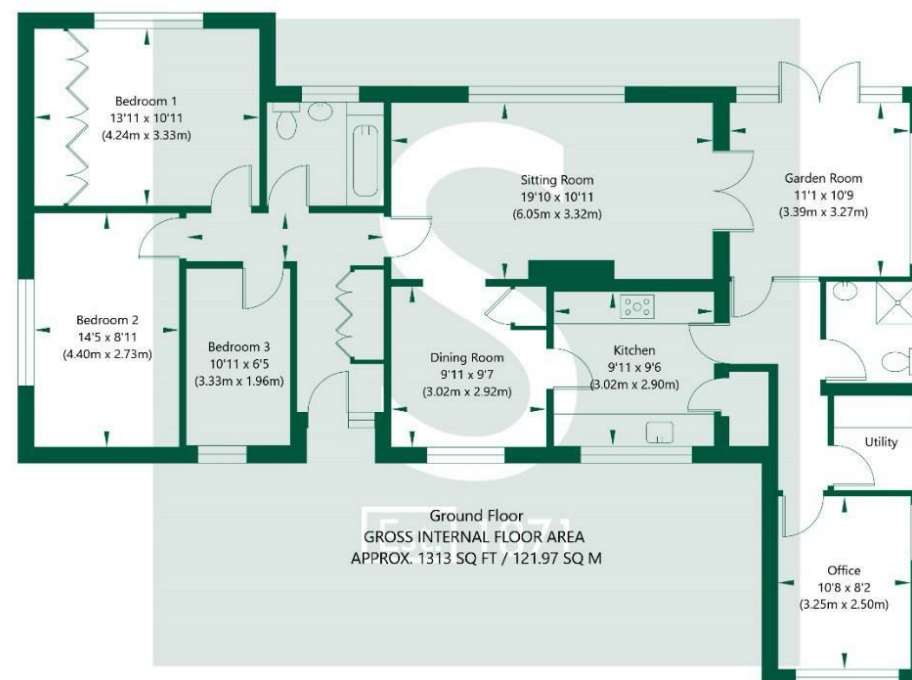
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1313 SQ FT / 121.97 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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