



DAVID BEATTIE
exp

33 Selby Road, Riccall

£670,000

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We are proud to present this six bedroom home in Riccall, set back from the road with open fields opposite and woodland behind.

The scale of this house is what sets it apart. The entrance hall is huge, genuinely useful for prams, shopping, coats and boots, all the everyday clutter a busy family generates. Off it, you've got a dining room and a breakfast room, either of which would make a fabulous home office for co-owners working from home, plus a separate dedicated study, already valued by the current owners for exactly that. If you wanted to open things up further, there's scope to reconfigure some of the ground floor into one truly substantial open space, but the current layout already gives you options most houses this size simply don't.

Upstairs is just as generous, with 1,500 sq ft plus, on par with a four bed detached in its own right. The principal bedroom spans the full width of the double garage below, a genuinely standout room. And unusually for a house this size, there are four bathrooms upstairs, meaning teenagers, young children, grown-ups and guests can all have their own private space. That's rare, and it's exactly the kind of detail that makes daily life easier for a bigger family.

Beyond the windows, woodland gives a real sense of peace and privacy to the rear. The front boasts amazing views over fields. Perfection for many.

Quote DB18357



33 Selby Road, Riccall
 Approximate Gross Internal Floor Area = 282.9 sq m / 3045 sq ft
 Ground Floor Area = 141.3 sq m / 1521 sq ft
 First Floor Area = 141.6 sq m / 1524 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

- Six bedroom detached family home, over 2,700 sq ft
- Four reception rooms allow for flexible home working
- Four bathrooms upstairs, rare for a house this size
- Double garage and driveway parking
- The first floor alone as large as many 4-bed detached homes
- Principal bedroom spans the full double garage below
- Woodland backdrop, open fields to the front
- Quote DB18357



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		