



Main Street, Riccall, York

£485,000

Stephensons
estate agents & chartered surveyors

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Main Street,
York YO19 6QA

Est. 1871

£485,000

Set within the heart of the sought-after village of Riccall, this attractive four-bedroom semi-detached house offers spacious and versatile accommodation arranged over two floors. Combining character features with comfortable modern living, the property would make an excellent family home.

The property has benefitted from recent upgrades, including two newly fitted, modern luxury bathrooms, both of which have a bath with shower over. The property has been newly carpeted throughout. Every room has been fully decorated in recent months. This is a beautifully presented property, ready to move into and enjoy.

The ground floor provides a welcoming entrance, leading to the principal reception rooms, with both the lounge and dining room having attractive bay windows overlooking the front of the property.

The lounge features a charming fireplace with a new electric stove effect fire creating a cosy focal point for the room. The generous proportions provide plenty of space for comfortable seating and family living. The bay windows overlooking allows natural light to flood in. The second reception/dining room has a further bay window, with a feature wood burning stove adding warmth and character.

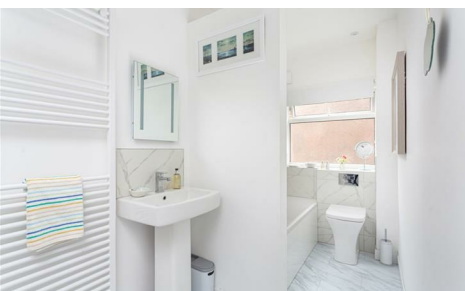
The kitchen is fitted with a range of cream shaker style wall and base units. These are complemented by integrated appliances, including a large American style fridge/freezer, dishwasher, and a range style cooker with double oven. There is plenty of space in the kitchen for an additional table, allowing for informal dining next to the French doors, which open directly onto the rear garden. The home benefits from a separate utility room with shelving, space for a washing machine and drier, with the back door opening directly onto the side passageway and allowing access to the garden. Also located on the ground floor is a



Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Drainage are understood to be connected
 Broadband Coverage: Up to 1600* Mbps download speed
 EPC Rating: 65 (D)
 Council Tax: North Yorkshire Council Band E
 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.



luxury bathroom fitted with a bath with shower over, wall mounted hand basin, wc and chrome heated towel rail.

The first floor provides four double bedrooms offering flexible accommodation ideal for family living or for those looking to create a home office or hobbies room. The landing allows access to all four bedrooms and the family bathroom. The principal bedroom is light and very spacious, with a seating area and a window overlooking the front of the property. There is an excellent range of fitted wardrobes along one wall.

Bedroom Two is another spacious double room which benefits from views of the delightful rear garden.

Bedroom Three is a double room with a fitted wardrobe and garden view.

Bedroom Four is a small double to the front of the property. This offers excellent versatility and would be ideal as a guest room, study or additional dressing room for the principal bedroom.

The main bathroom completes the first floor. This comprises of a bath with shower over, pedestal wash hand basin, wc and white heated towel rail. This room also benefits from a dressing/seating area.

Externally to the front of the property is a block paved driveway providing off road parking and convenient access to the front and side of the house.

The rear garden is predominantly laid to lawn and provides a private outdoor space for relaxing and entertaining. A pergola creates a dedicated seating area, with an additional patio and a shed for useful storage. The borders are well stocked and maintained. The front garden is partially laid to lawn but has space for additional seating.

Whilst the property enjoys a peaceful and quiet location, it is also within walking distance of the bus stop, local shops, public house and school.

An early viewing is recommended to fully appreciate what this property has to offer

Partners:

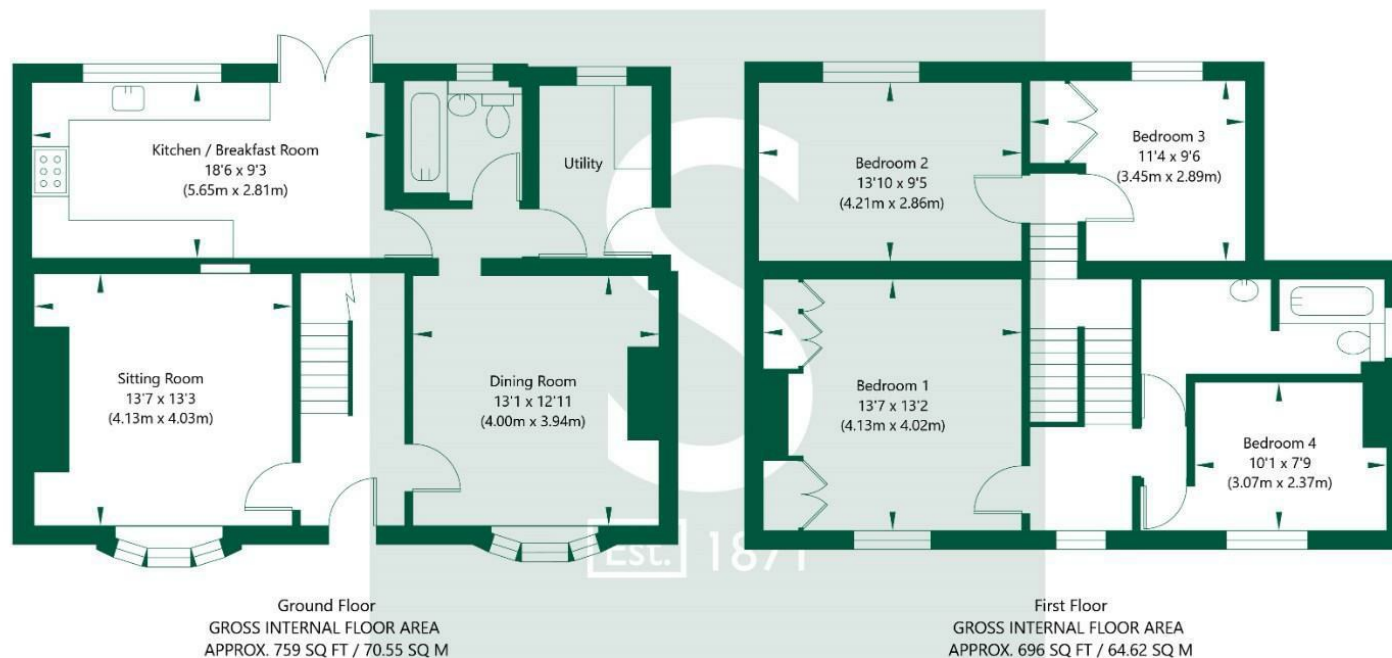
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1455 SQ FT / 135.17 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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