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- EPC - C
- Popular Schools Nearby
- Popular Village Setting
- South Facing Rear Garden
- Driveway & Double Garage
- Ground Floor Underfloor Heating
- Solar Panels
- Well Presented Throughout
- Five Bedrooms
- Substantial Family Home

Freehold
Council Tax Band - F

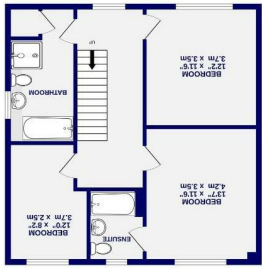
Back Lane Riccall, York YO19 6PT



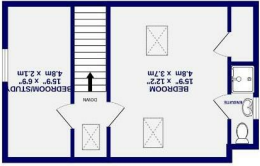
While every attempt has been made to ensure the accuracy of the foregoing, measurements of rooms and any other areas are approximate. It is included in the plan the gardeners will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix c2025



GROUND FLOOR
1000 sq ft (92.9 sq m) approx.



1ST FLOOR
650 sq ft (60.4 sq m) approx.



2ND FLOOR
395 sq ft (36.7 sq m) approx.

TOTAL FLOOR AREA: 2045 sq ft (190.0 sq m) approx.

Back Lane
Riccall, York
YO19 6PT

Offers In Excess Of
£550 000

 5  4

NO ONWARD CHAIN

A deceptively spacious five bedroom detached home located in the popular village of Riccall. Offering approximately 1,800 sq ft of internal accommodation, a garden across two aspects, a double garage, and ample driveway parking, this property makes an ideal family home. Riccall is located approximately 8 miles south of York and offers a variety of local amenities, including convenience stores and pubs, along with frequent commuter links to the city centre and York Designer Outlet. Riccall is also within the catchment area for several schools, including Fulford School.

Internally, this well presented property, with ground floor underfloor heating, features an entrance hall that provides access to the spacious living room on the left. Featuring a large window overlooking the front aspect, this room is flooded with natural light throughout the day. At the end of the hall is the modern open plan kitchen diner, which offers a range of contemporary wall and base units, allowing for ample storage and worktop space. An archway leads into the dining area, which features French doors opening out to the landscaped rear garden. Conveniently, there is a utility room off the kitchen, allowing for additional white goods. The ground floor accommodation is completed by a large cloakroom.

On the first floor are three well proportioned bedrooms, with the two largest offering integrated storage. The master bedroom also boasts a modern ensuite bathroom in addition to the four piece family bathroom. The internal accommodation is completed by two further bedrooms on the second floor, with the larger of the two benefiting from an additional ensuite.

Set on a generous plot, this property offers a wonderful south facing rear garden, which has been landscaped to include both patio and lawn areas, all enclosed by hedge boundaries. To the front of the property, there is ample driveway parking, along with a further lawn and a double garage.

