Ashtons

Kelfield Road, Riccall, York, YO19 6PG

# Kelfield Road
# Riccall, York
# YO19 6PG

## £500,000

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Located in the popular village of Riccall, to the south of York, this substantial detached cottage occupies a generous corner plot and offers an abundance of space both inside and out. With a range of outbuildings including a garage, workshop and studio, the property provides a versatile layout that will appeal to a variety of buyers seeking a spacious home in a well-connected village setting.

Riccall offers a range of local amenities including shops, schools and eateries, while also providing convenient access to Selby, Leeds and York, along with excellent road links via the A64, A1(M) and M62 for travel further afield.

Internally, the property opens into an entrance hallway which leads through to the first reception room, which is centred around an attractive inglenook-style fireplace with stove. To one side is a generous lounge, also featuring a fireplace, and to the opposite side of the dining room is a further reception room, along with a double bedroom benefitting from a three-piece en-suite shower room, offering flexibility for guests or multi-generational living.

The ground floor accommodation continues with a fitted kitchen offering a breakfast bar, along with ample storage and worktop space. Beyond the kitchen is a spacious utility room, a rear hall and a convenient ground floor W.C

To the first floor are three further well-proportioned double bedrooms, served by a four-piece family bathroom. A further space on this level provides excellent flexibility and could be utilised for additional storage.

Externally, the property enjoys generous gardens surrounding the home. To the rear is a large lawned garden complemented by paved seating areas, while to the front is a secluded garden space featuring a decorative pond. The property also benefits from a garage, workshop and separate studio, offering excellent storage and potential for a range of uses, along with off-street parking.

*AI Edited

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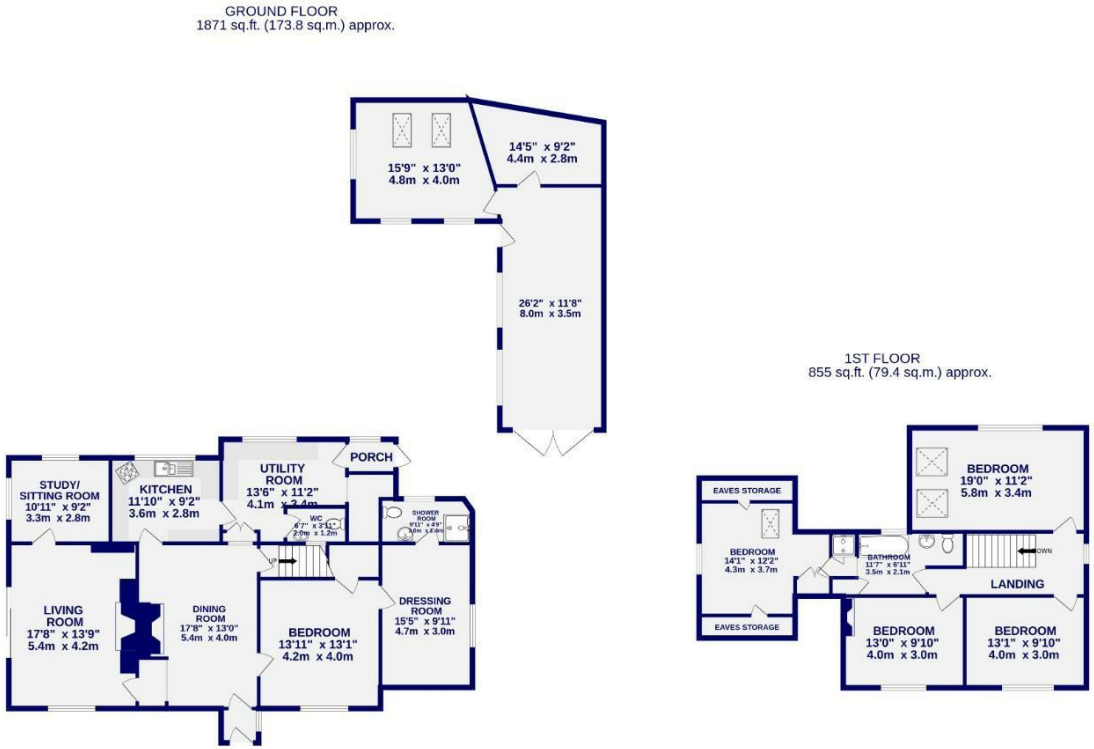
## Freehold
## Council Tax Band - F

- Charming Cottage
- Plenty Of Accommodation Throughout
- Generous Plot
- Four Bedrooms
- Two Bathrooms
- Popular Village Setting
- No Onward Chain
- EPC D

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Ashtons

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