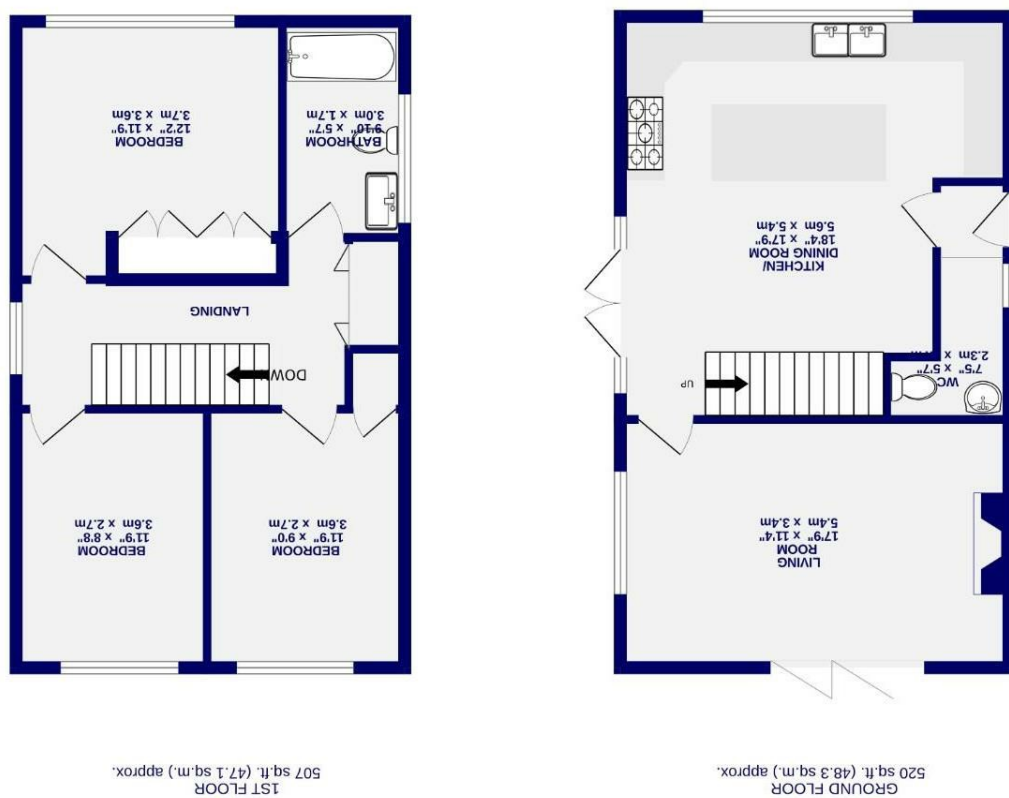


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

# Mount Park Riccall, York YO19 6QU

Freehold  
Council Tax Band - D

- Link Detached House
- Three Bedrooms
- Large Open Plan Living Dining Kitchen
- Driveway and Garage
- Gardens To Three Sides
- Modernised Kitchen & Bathroom
- EPC TBC



Whilst every attempt has been made to ensure the accuracy of the diagrams, measurements of rooms and any other items the purchaser is advised to verify for themselves on site. This plan is 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 condition. Make with Mervyn Giddis



Mount Park  
Riccall, York  
YO19 6QU

£325,000

3 1

Located in the highly sought after village of Riccall, this well presented three bedroom detached home offers spacious and versatile accommodation ideal for family living. The village itself benefits from a range of local shops, pubs and amenities whilst providing excellent access to York, Selby, the A19 and A64.

The property has been updated by the current owners including a stylish fitted kitchen and updated bathroom, whilst also benefiting from gas central heating, driveway parking, an attached garage and gardens to three sides.

Internally the property is entered via an entrance lobby with access to a ground floor cloakroom/WC. To the front of the property is a spacious open plan kitchen dining room, ideal for modern family living and entertaining. The kitchen features a range of shaker style wall and base units complemented by solid wood worktops, metro tiled splashbacks and a central island creating an excellent preparation and social space. The kitchen further benefits from a Range style cooker together with space for further appliances. French doors open directly onto the side garden allowing additional natural light into the room.

To the rear of the property is a generous living room centred around a feature log burning stove with bifold doors opening directly onto the enclosed rear garden, creating an excellent indoor outdoor entertaining space.

To the first floor are three well proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The updated family bathroom features a modern three piece suite with shower over bath. Off the landing is a useful laundry cupboard with plumbing for a washing machine and space for a tumble dryer.

Externally the property enjoys lawned gardens to the front with driveway parking leading to the attached single garage. Gated side access leads to an enclosed rear garden with fenced and hedged boundaries.

Early Viewing is recommended.

