



# Mount Park Riccall, York YO19 6QU

£400,000



Situated in the popular village of Riccall, this extended four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. Located to the south of York, the property is within easy reach of York city centre, the McArthurGlen Designer Outlet and benefits from frequent bus services to both York and Selby.

The heart of the home is the impressive open-plan kitchen and dining area, offering generous cupboard and worktop space alongside a cleverly concealed pantry. Opening from the kitchen is a beautifully finished snug, providing a flexible reception space, perfect for relaxing or as an additional dining area.

The main living room is a standout feature, with large patio doors filling the room with natural light and creating a seamless connection to the garden. An attractive gas log burner provides a stylish focal point, making this a warm and inviting space throughout the year.

Upstairs, there are four well-proportioned and well-presented bedrooms. The guest bedroom enjoys the added convenience of an en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.

Outside, the landscaped rear garden has been thoughtfully designed with a combination of lawn and patio areas, creating an ideal space for both entertaining and everyday enjoyment. A superb detached outbuilding, currently used as a home office, is fully powered with lighting and heating, offering excellent flexibility for those working from home or seeking additional recreational space.

To the front, the property benefits from ample off-street parking and an integral garage.

Offering generous living space, excellent presentation and a sought-after village location, this is a fantastic family home with easy access to York and a wide range of local amenities.





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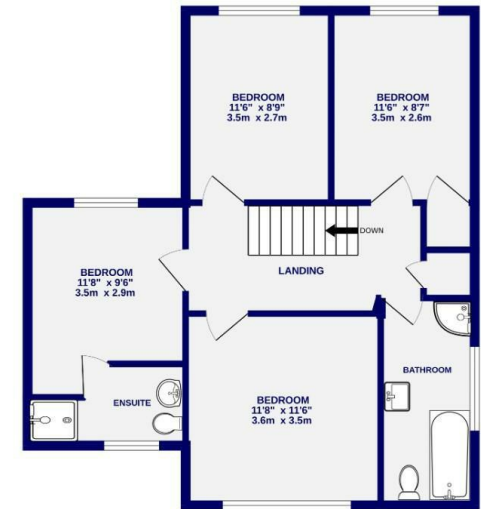
Freehold  
Council Tax Band - D

- Spacious Family Home In Popular Residential Village
- Expertly Extended
- Four Well-Proportioned Bedrooms
- Lovely South Facing Garden
- Large Open Kitchen Diner
- Cosy Reception Rooms
- En-Suite & Family Bathroom
- EPC - TBC

GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 sq.m.) approx.

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