

LANCASTER
SAMMS

43a Main Street, Riccall

York

£515,000



A three bedroom detached house in the heart of the village of Riccall.

The property opens to the front into a welcoming entrance hallway off which are the principal reception rooms. The lounge benefits from dual aspect light to the front and rear elevations with French doors onto the rear decking and garden.

The dining room has now been opened up to flow seamlessly into the kitchen with the utility room conveniently beyond. The kitchen comprises a series of Shaker style wall and base units with integrated oven, grill and gas hob with extractor. There are spaces for a large fridge/freezer and under-counter dishwasher also. The utility room offers a second sink and provisions for a washing machine and dryer. Both rooms benefit from high quality oak flooring which continues also into the hallway. A large WC off the hallway completes the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing with three double bedrooms. The Master bedroom includes fitted wardrobes and an en-suite shower room. The once fourth bedroom has now been converted into a dressing room with fitted wardrobes and a contemporary and stylish shower room. A further shower room off the landing means there is a shower and toilet to serve each of the bedrooms.

Externally to the front, the house sits well behind a brick wall with garden gate. The rear of the plot is accessed via cast iron gates onto a neatly laid block paved drive way offering ample parking for three vehicles in addition to a detached brick built double garage offering further parking or scope for development. The garden itself is mainly laid to lawn with flagstones, raised decking and fish pond and boasts a series of well established trees, plants and shrubs.

In summary, a detached house on a nice corner plot which includes a double garage, situated in the popular village of Riccall.

LOCATION

Riccall is a popular village ideal for commuting to and from York and Selby with good amenities including public houses, Post Office with tea shop, Doctors Surgery, Nisa convenience store, hairdressers, primary school, shops and active village centre. There is also an authentic Italian restaurant, Burro, converted from the Old Riccall Mill, the restaurant offers a truly unique setting full of rustic character and atmosphere. There is a local bus service to York and Selby, running every 15 minutes during the day.

EPC Rating: D

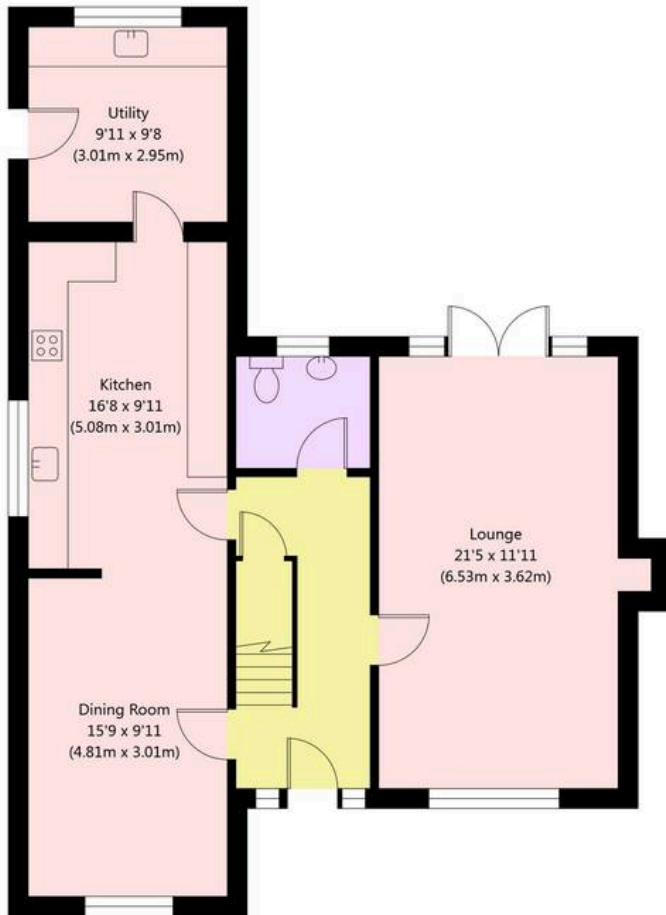




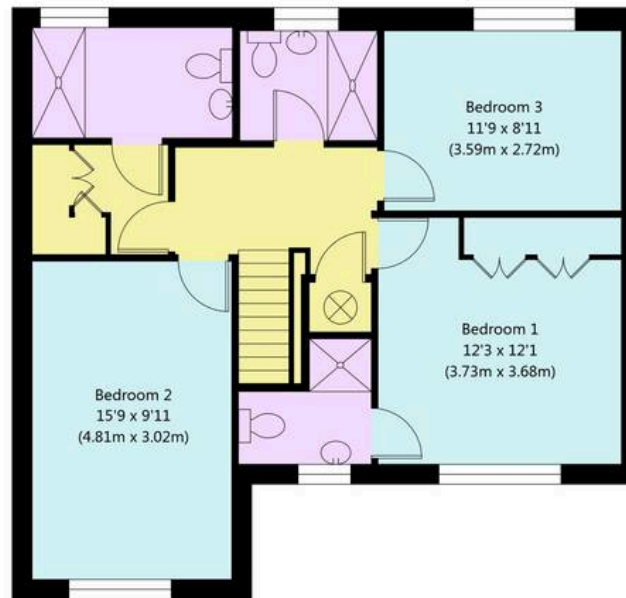




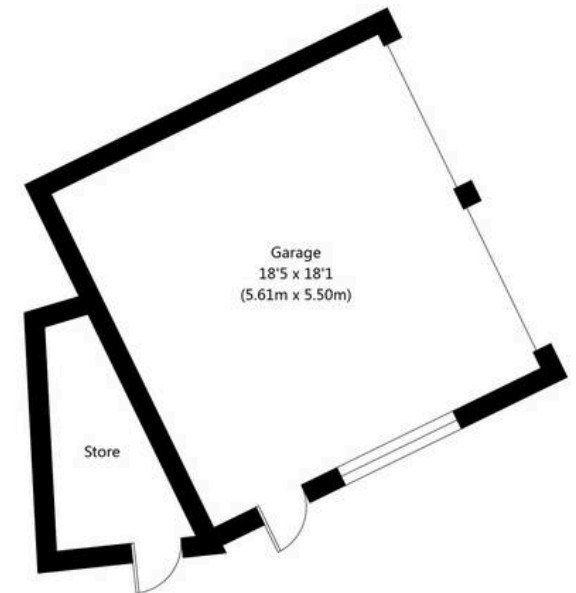
43a Main Street, Riccall, York, YO19 6QD



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 844 SQ FT / 78.39 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 686 SQ FT / 63.77 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1530 SQ FT / 142.16 SQ M - (Excluding Garage & Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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