

LANCASTER
SAMMS

Rowan House Back Lane, Riccall

York

£550,000



A spacious five bedroom detached house, built in 2009 and arranged over three floors, the property is immaculately presented throughout and offered with the convenience of no onward chain required.

The property benefits from solar panels feeding into the hot water offering green and economic efficiency.

The house opens to the front into a welcoming hallway with underfloor heating which continues across the entire ground floor space. Oak flooring continues from the hallway into the spacious lounge with bay window with fitted plantation shutters from Hillary's. (further Hillary's blinds continue throughout the house)

The kitchen boasts a series of contemporary wall, base and full height units. Integrated appliances include NEFF oven, grill, microwave, induction hob with extractor, a dishwasher and space for a full size American-Style fridge/freezer. There is enough floorspace to add an additional island for those who would desire. A handy utility room offers further provisions for washing machine and dryer as well as an additional sink and courtesy door to the outside.

The kitchen is open to the dining room offering ample space for a family dining table and chairs with French doors from here opening to the patio area.

A large WC off the hallway completes the ground floor accommodation.

Stairs from the entrance hallway lead to a first floor landing with three of the five bedrooms. Bedroom 1 has bespoke built in wardrobes from Hammonds and an en-suite bathroom. The other bedrooms share use of a family bathroom suite with bath, shower, toilet and wash basin.

Stairs continue from the landing to a further two bedrooms including a second optional Master bedroom with built in wardrobes and an en-suite shower room.

Externally, the property has a shared access with one neighbouring property built by the same developers. The driveway is block paved with generous space for parking and leading to a superb double garage with one piece electric roller door.

To the rear is a south facing garden with large patio and lawn areas. There is also a pair of apple trees and a pear tree, with secure hedge and fenced borders.

In summary, a well proportioned five bedroom detached home in a popular village, offered with the convenience of no onward chain.

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.









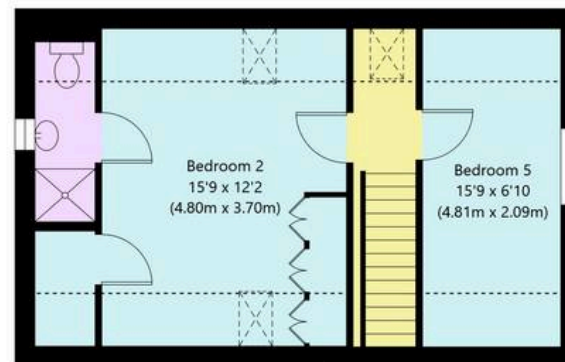
Back Lane, Riccall, York, YO19 6PT



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 737 SQ FT / 68.47 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 687 SQ FT / 63.79 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 409 SQ FT / 37.99 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1833 SQ FT / 170.25 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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