

Park Row



The Meadows, Riccall, York, YO19 6RR

Offers Over £220,000



**** CUL-DE-SAC LOCATION ** FITTED WARDROBES **** Situated in the desirable village of Riccall, this semi-detached family home briefly comprises: Porch, Lounge and Kitchen-Diner. To the First Floor are two bedrooms and bathroom. Externally the property benefits from a driveway, a small front garden and an enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS BEAUTIFUL FAMILY HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



Ground Floor Accommodation- Entrance

Panel effect door with top section having double glazed frosted window to the front elevation, leading through into:

Porch

4'6" x 3'3" (1.39m x 1.00m)

Door leading off into:

Lounge

16'0" x 12'7" (4.90m x 3.85m)



UPVC double glazed windows to the front and side elevations. Stairs leading to First Floor Accommodation with balustrade and spindles. Central heating radiators, television and telephone points. Door leading into:



Kitchen-Diner

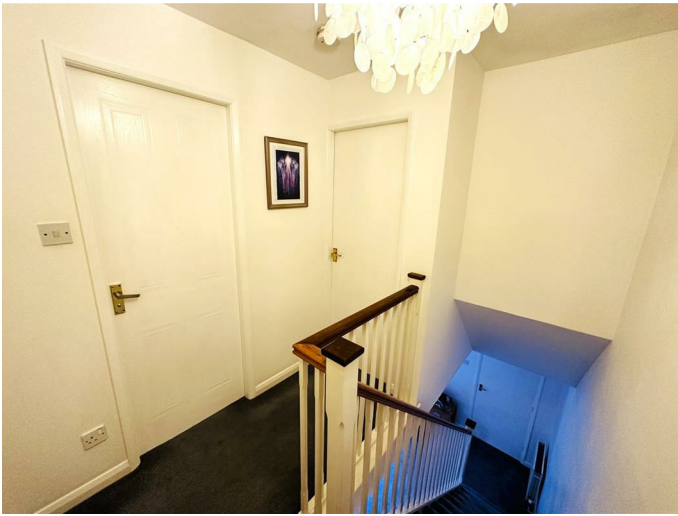
12'7" x 9'4" (3.84m x 2.85m)



Range of base and wall units with underlighting. Single bowl sink with chrome mixer tap over, set into granite effect laminate work surface and matching splashback. UPVC double glazed French doors and uPVC double glazed window to the rear elevation. Integrated appliances include: 'Bosch' electric oven, 'Bosch' four ring ceramic induction hob, AEG electric extractor, fridge, freezer and dishwasher. Plumbing for washing machine, central heating radiator and wood effect flooring. Door to under stairs storage.



First Floor Accommodation- Landing



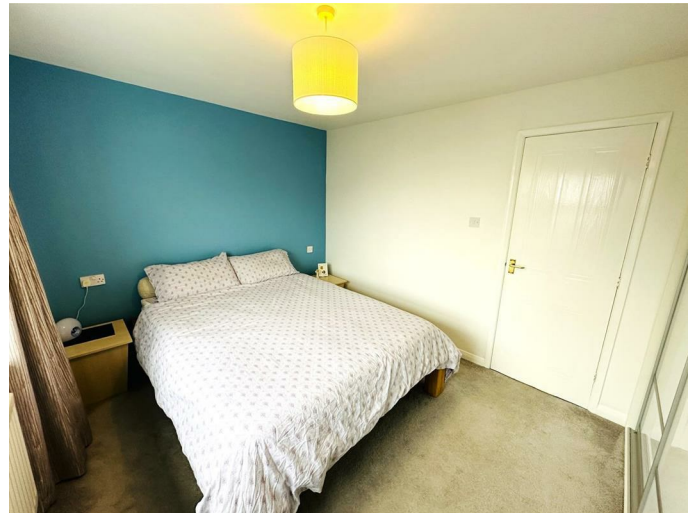
Further balustrade and turned spindles. Loft access and doors leading off.

Bedroom One

12'7" x 9'4" (3.85m x 2.86m)



Range of fitted wardrobes. UPVC double glazed window to the rear elevation. Central heating radiator.



Bedroom Two

12'7" x 8'10" (3.86m x 2.70m)



Door to over stairs storage. Twin uPVC double glazed windows to the front elevation. Central heating radiator and telephone point.

Bathroom

6'2" x 6'1" (1.88m x 1.87m)



White panel bath with inset chrome taps, 'Mira' white and chrome shower over, glass shower screen and wet walled to ceiling height. White low flush w.c with chrome fittings and hidden cistern. White wash hand basin with chrome mixer tap over, set into wood grain effect vanity unit. Chrome heated towel rail, electric shaver point and extractor fan. UPVC double glazed frosted window to the side elevation.

Exterior- Front



Flagged stepping stone style pathway leading away from the property. Crushed slate with herbaceous borders, boundaries are defined by hedging. Flagged driveway with decorative stone edgings leading up the side of the property. Timber pedestrian access gate leading along the side and round to:

Rear



Outside tap and lamp. Timber decked patio area stepping down to second tier of patio area with decorative pebbles, herbaceous borders and mature established trees and shrubs. The rear is fully enclosed with timber fence and timber posts. Flagged hardstanding to the bottom of the garden.



Directions

From our Selby office on Finkle Street turn left onto Market Place. Proceed through Selby passing Selby Abbey on the left hand side. Heading towards York, go straight ahead at the traffic lights over the Toll Bridge. At the roundabout, take the second exit A19 heading towards York. Proceed for approximately three miles and turn left into the village of Riccall onto Main Street. Turn left onto Silver Street and continue onto Kelfield Road. Turn left onto The Meadows where the property can be clearly identified by our Park Row Properties 'For Sale' board.

Local Authority: Selby Council

Tax Band: B

Tenure: Freehold

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

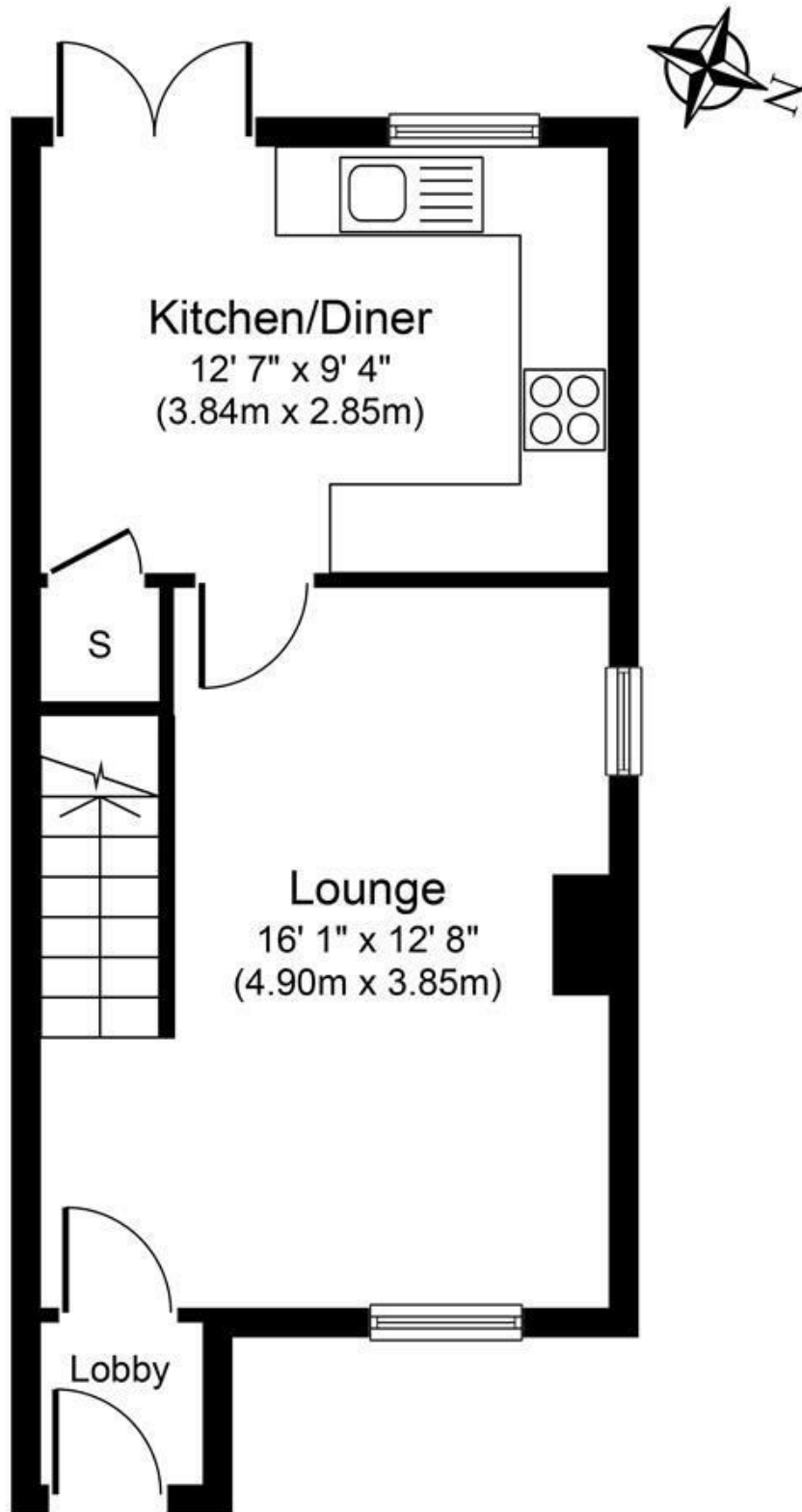
TENURE, LOCAL AUTHORITY AND TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.

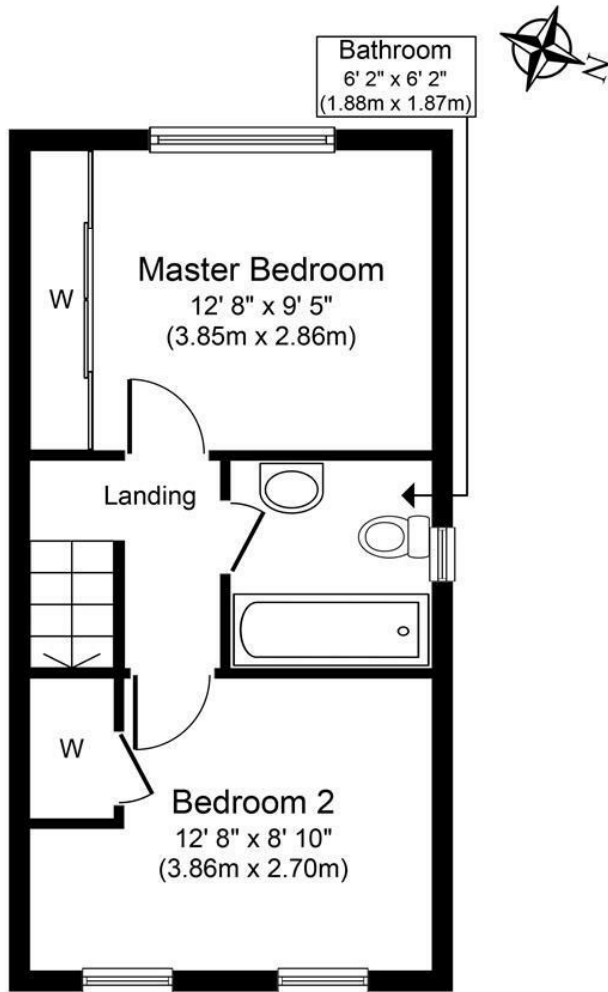
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
339 sq. ft.
(31.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
324 sq. ft.
(30.1 sq. m.)

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