



39, The Meadows, Riccall, YO19 6RR

**** CHAIN FREE ** WAS £225,000 - NOW REDUCED TO 'OFFERS OVER £215,000'*****

Situated in the heart of the sought after village of Riccall with its 5-star amenities, is this lovely 2 double bedroom semi-detached home, with the added benefit of a side driveway providing off street parking for 2 family sized vehicles.

At the rear is a south facing garden mainly laid to lawn, with a boundary of brick wall and fence, and a good sized recently installed double workshop/shed, plus garden tap, outside light and decking directly from the French doors.

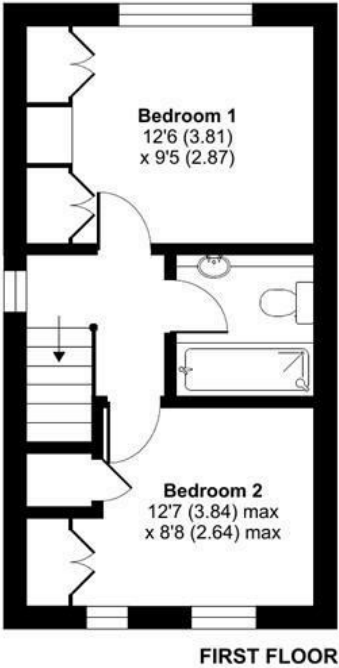
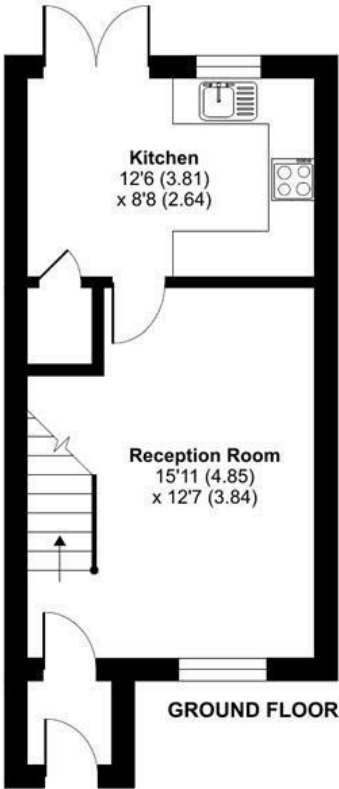
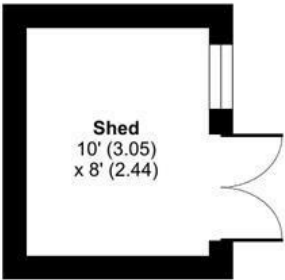
Internally the property includes: entrance vestibule with space for coats and shoes; lounge with wall mounted lights and electric fire; kitchen featuring integrated oven, hob and extractor, space/plumbing for washing machine and undercounter fridge freezer, plus a spacious under-stairs storage cupboard.

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- *** 2 BEDROOM SEMI DETACHED HOUSE ***
- *** UPVC WINDOWS & DOOR ***
- *** GAS CENTRAL HEATING ***
- *** MODERN KITCHEN & BATHROOM***
- *** SOUGHT AFTER VILLAGE LOCATION ***
- *** EXCELLENT VILLAGE AMENITIES AND BUS ROUTES ****
- *** REAR GARDEN WITH RECENTLY INSTALLED LARGE SHED ***
- *** DRIVEWAY PARKING FOR 2 CARS ***
- *** IDEAL STARTER HOME OR INVESTMENT ***

£215,000

The Meadows, Riccall, York, YO19

Approximate Area = 649 sq ft / 60.3 sq m
Shed = 80 sq ft / 7.4 sq m
Total = 729 sq ft / 67.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīcheom 2024. Produced for Keith Taylor Estate Agents, REF: 1090209

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	