



1a Elms Close, Riccall

£420,000

- Detached Residence
- Kitchen/Diner
- Lounge
- Skilfully Extended
- Utility Room
- Conservatory
- Ground Floor Cloaks/wc
- Home Office/Study
- 4 Bedrooms (Master En-Suite)

A substantial detached residence of significant appeal, enjoying spacious internal accommodation and situated within this peaceful residential location of Riccall.

The present owners have skilfully extended to create a generous master bedroom suite over the existing home office and utility room. The internal accommodation is entered via a front door which leads into a spacious entrance hallway, having a useful downstairs cloakroom/wc and turned staircase leading to the first floor arrangement.

The kitchen is without doubt the hub of the home and comprises a range of wall and base units to three sides incorporating a sink unit and drainer, with recess space for white goods and cooking facilities. The exposed brick creates character and warmth, in addition to exposed wooden beams to the ceiling and contrasting grey tiling throughout. Located off the kitchen is an area designed for dining, having sufficient space for appropriate dining room furniture. There are double glazed windows to the front and rear elevations providing ample natural light.

Located off the kitchen is a good sized utility room having provision for laundry facilities and space for a free standing fridge and freezer. Furthermore, there is additional storage space and a rear stable door providing access to the garden and beyond.

From the utility room, there is a generously sized home office study with range of fitted furniture and shelving, which can also be used as a second sitting room/snug or play room depending on the individuals' requirements. There is an air conditioning unit and double glazed window to the front and side elevation.

The ground floor arrangement benefits further from a spacious lounge featuring a living flame gas fire inset with 'Adam' style wood surround and a double glazed window to the front elevation. A sliding door leads into the conservatory, which has surrounding double glazed windows and French doors leading to the rear garden. The present owners most often use the conservatory as their reading and relaxation room, enjoying its peaceful village setting.

To the first floor, a central landing serves four, generous double bedrooms and modern house bathroom. The master bedroom is one of the main selling features of the property, enjoying a comprehensive range of quality fitted Strachan furniture, an air conditioning/heat exchange unit, fly screens to all windows and a large en suite bathroom featuring a contemporary white suite and a double size walk-in shower with underfloor heating.

There are a further three double bedrooms, all benefitting from a double glazed casement window and central heating radiator. Of particular note, bedrooms two and three have built-in wardrobes which provide excellent storage space. The internal accommodation is completed by a modern house bathroom having a white suite with separate shower. Furthermore, there is an airing cupboard and two hatch accesses with drop down ladders, power and light to a large, full width loft which is fully boarded.

Externally the property is accessed off Elms Close, onto a hardstanding block paved driveway, which in turn provides off street parking for up to four motor vehicles. To the front, there are a range of beautiful shrubs and established trees, which provide colourful blossom and a vast degree of privacy. A secure gated access leads to the property's rear garden which is maintenance friendly and enclosed to all three sides by fenced and tree lined boundaries. There is a lawned area and block paved patio, perfect for outdoor dining and entertaining.

A financial incentive for this property is the self sufficient solar panels which were installed by the present owners in 2011 under the Government Green Scheme. The solar panels are a 3.6KW PV panel system on a top tariff, index linked for 25 years, which has given an average yearly income of £2,000, tax free (ie £30,000 over the next 15 years) since installation and an additional saving of £600 per annum on electricity bills. The ownership is transferable to new owners for the duration of the scheme. We understand the aforementioned information is accurate according to the present owners. Any further information can be ascertained from our Selby office.

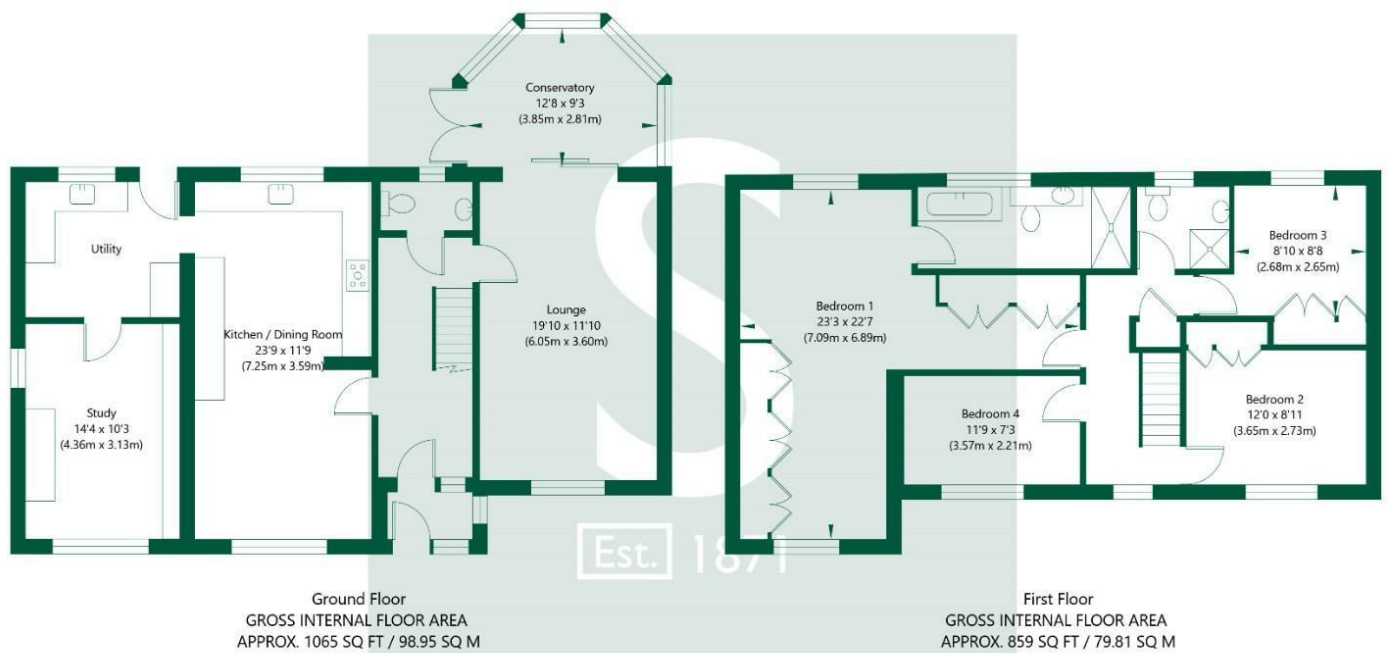
This property is a perfect example of a spacious family home with good outdoor space and is perfect for those buyers who value a peaceful and quiet village setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

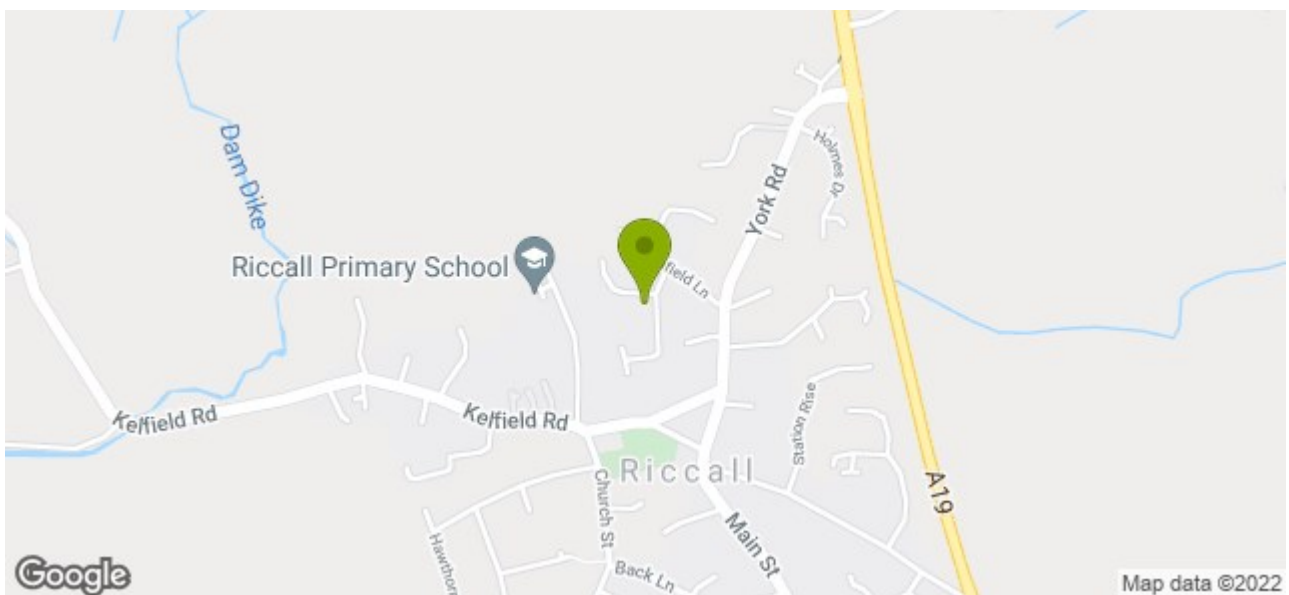




Elms Close, Riccall, YO19 6NX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1924 SQ FT / 178.76 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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