



## 20 Station Road, Riccall

Offers Over £350,000

- Sought After Village Location
- Convenient for York and Selby
- Almost 1200 Sq. Ft. of Accommodation
- 2 Reception Rooms
- Kitchen With Range of Units
- 3 Bedrooms
- Bathroom and Separate WC
- Attached Garage
- South Facing Rear Garden
- EER 68 (D)

We are delighted to welcome to the market this much-loved family home, which has remained in the same ownership since it was built in 1960.

Extending to almost 1,200 sq. ft. of living accommodation and occupying a generous plot of approximately 0.12 acre, the property has been cherished by the current owners for over 65 years. The time has now come for the next generation to enjoy the opportunities this home presents.

Upon entry, a welcoming hallway provides access to the principal rooms, with stairs rising to the first floor. To the right elevation sits the formal living room, a superbly proportioned space of almost 300 sq. ft., filled with natural light from dual-aspect windows to the front and rear. This versatile room comfortably accommodates a variety of furnishings.

A doorway leads into the dining room, overlooking the rear garden. Adjacent to this lies the kitchen, which forms part of a single-storey extension and benefits from a secondary rear door providing access to a useful outbuilding and outdoor space. The kitchen is fitted with a range of wall and base units, together with a sink and drainer with mixer tap. This arrangement, alongside the dining room, offers an exciting opportunity to remodel into a modern open-plan space (subject to the necessary consents).

To the first floor, a landing serves three bedrooms, a family bathroom, and a separate WC. Two double bedrooms are positioned to the right-hand side of the property, both well-proportioned and benefiting from casement windows and central heating radiators. A third single bedroom is located to the front. Additional storage is provided by built-in cupboards off the landing, one of which houses the hot water cylinder.

The bathroom comprises a panelled bath, hand wash basin, and a frosted window, while the WC is located separately. The original layout was thoughtfully designed to allow, if desired, an extension above the garage to create further accommodation, subject to the necessary planning approval.

Externally, the property occupies a prominent position on Station Road, approached via double gates leading to a hardstanding driveway with off-street parking for two vehicles and access to the attached single garage. The garage benefits from power, lighting, and ample storage.

The front garden is well maintained, mainly laid to lawn with herbaceous borders and defined by a half-height brick wall to the front. Pathways to either side of the property provide access to the rear garden, which offers a private and enclosed south-facing space, predominantly laid to lawn with excellent width and scope for landscaping.

While the property would now benefit from a programme of modernisation, it remains a generously sized home with immense potential. Recent improvements include a new Vaillant gas central heating boiler (installed within the last 18 months) and a replacement flat roof to the single-storey extension (within the last two years).

Early viewings are strongly encouraged and are strictly by appointment only.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: 68 (D)

Council Tax: North Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

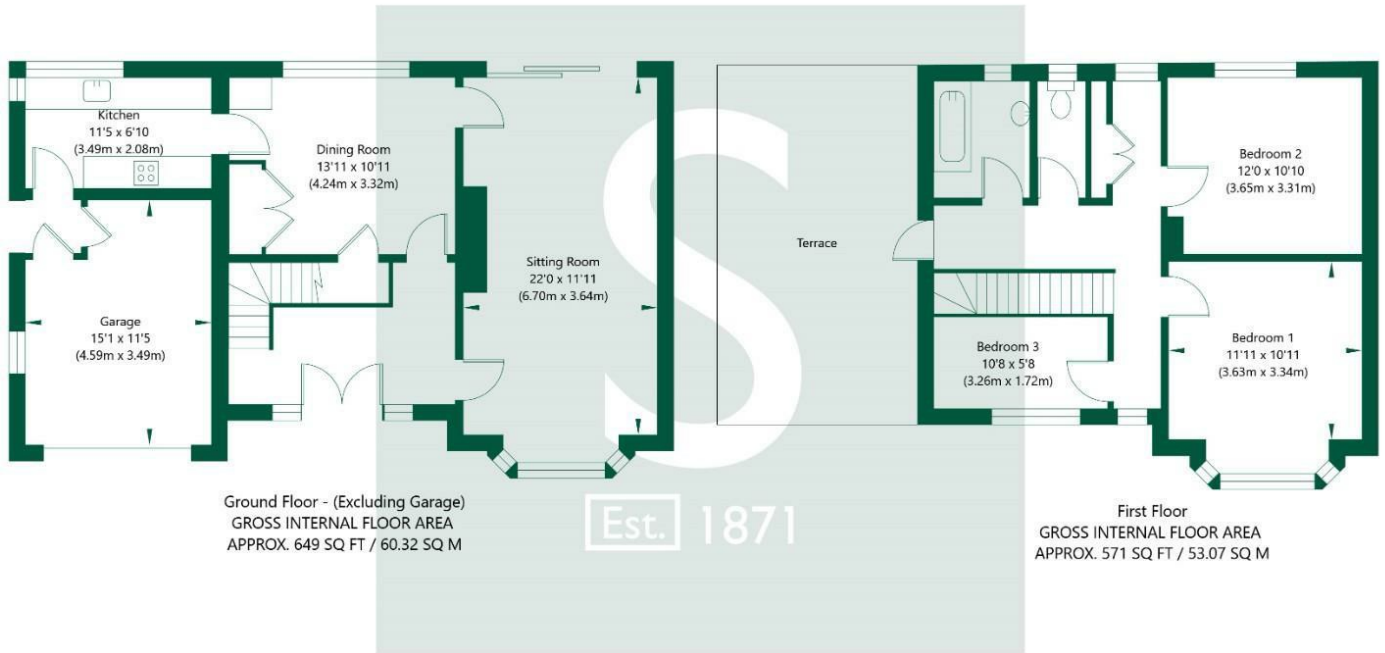
\*Download speeds vary by broadband providers so please check with them before purchasing.



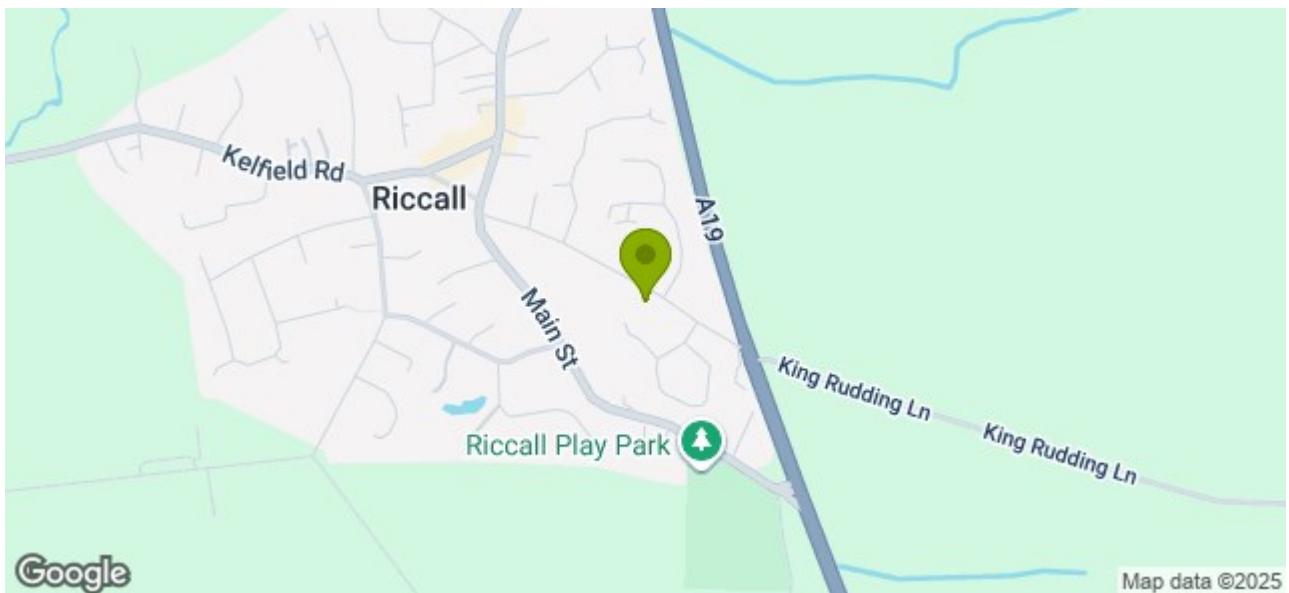




Station Road, Riccall, YO19 6QJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1220 SQ FT / 113.39 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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