



## 8 The Hawthorns, Riccall

£335,000

- Deceptively Spacious
- 3 Bedrooms
- Off Street Parking
- Superb Living Kitchen Area, Utility Room
- Bathroom/WC
- Convenient for York and Selby
- Lounge
- Garage
- EER 75 (C)

A deceptively spacious semi-detached property with private rear garden and recently fitted open plan living kitchen.

In August 2022, the present owners were successful with their planning application to significantly extend the property by way of a single storey to the rear, and two storey to the side elevation. The design plans were carefully tailored to a more open plan living arrangement downstairs whilst also offering the potential for a fourth bedroom to the first floor. All plans are electronically available on the Selby Planning portal under reference number 2022/0607/HPA.

In 2024, the owners completed the ground-floor works, resulting in an impressive extension, reconfiguration, and beautiful modernisation throughout. The property also benefits from all-new windows and external doors, along with the replacement of cladding at both the front and rear, further enhancing its appeal.

On entering the property, a welcoming and sizable hall gives access to the ground floor with a staircase leading to the first floor.

The hall leads into the cosy yet spacious lounge having a double glazed window to the front and central heating radiator.

At the far end of the hall is the stunning open-plan kitchen diner. The kitchen was designed by 'Wren Kitchens' and comes equipped with a comprehensive range of built in appliances, including a double oven, induction hob, fridge freezer, dishwasher and wine cooler. It has a range of green base and wall units with a matching centre island having a Belfast style sink.

Located just off the kitchen area is an important utility room with plumbing for a washing machine and green units to match the kitchen. There is also a w.c. with white sink and toilet. An external door leads down to the side of the property.

The first floor comprises three bedrooms and bathroom, made up of two well proportioned double bedrooms and single or home office. All bedrooms benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a bathroom having a bath with shower attachment over, vanity hand wash basin and low flush wc.

Externally, the property will be found along The Hawthorns, well known in the area for its desirable and popular location. There is off street parking to the front of the property along with an attached larger than average garage, being accessed by an up and over door and pedestrian door into the rear garden. There is power and lighting inside. The owners have also recently installed an EV charging point.

The rear garden is one of the main selling features, enjoying a private and enclosed area which is predominantly laid to lawn with a flagged patio area.

Tenure: Freehold

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

Broadband Coverage: Up to 76\* Mbps download speed

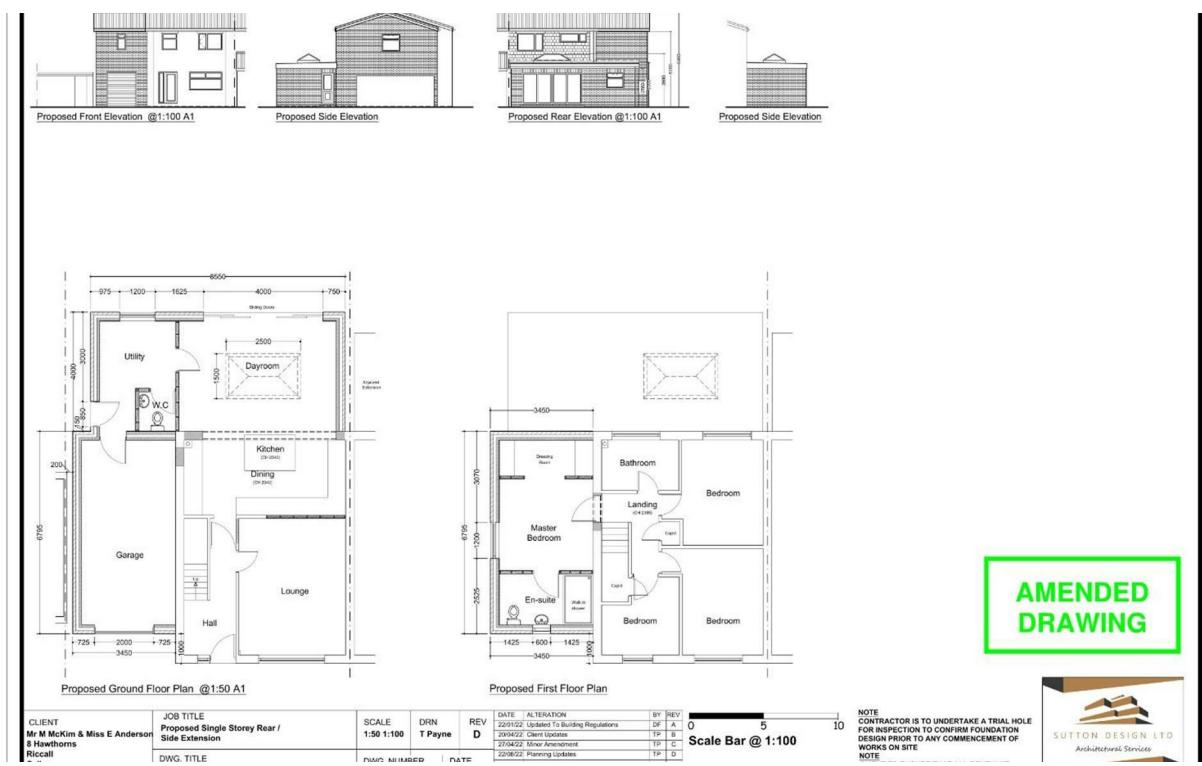
EPC Rating: 64 (D)

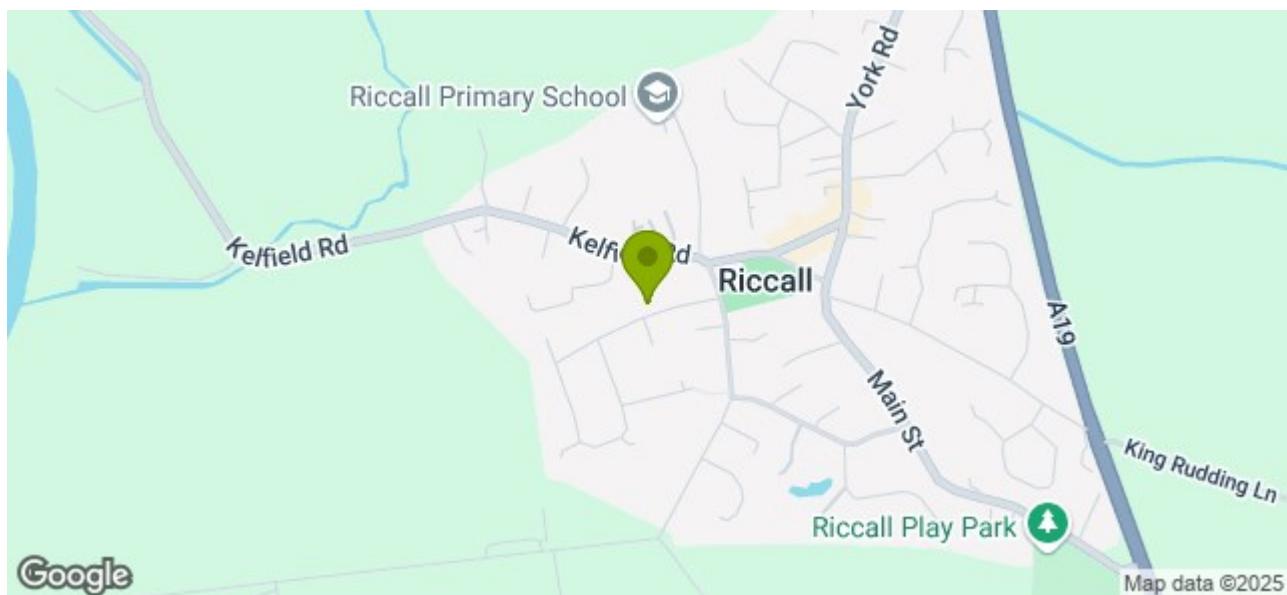
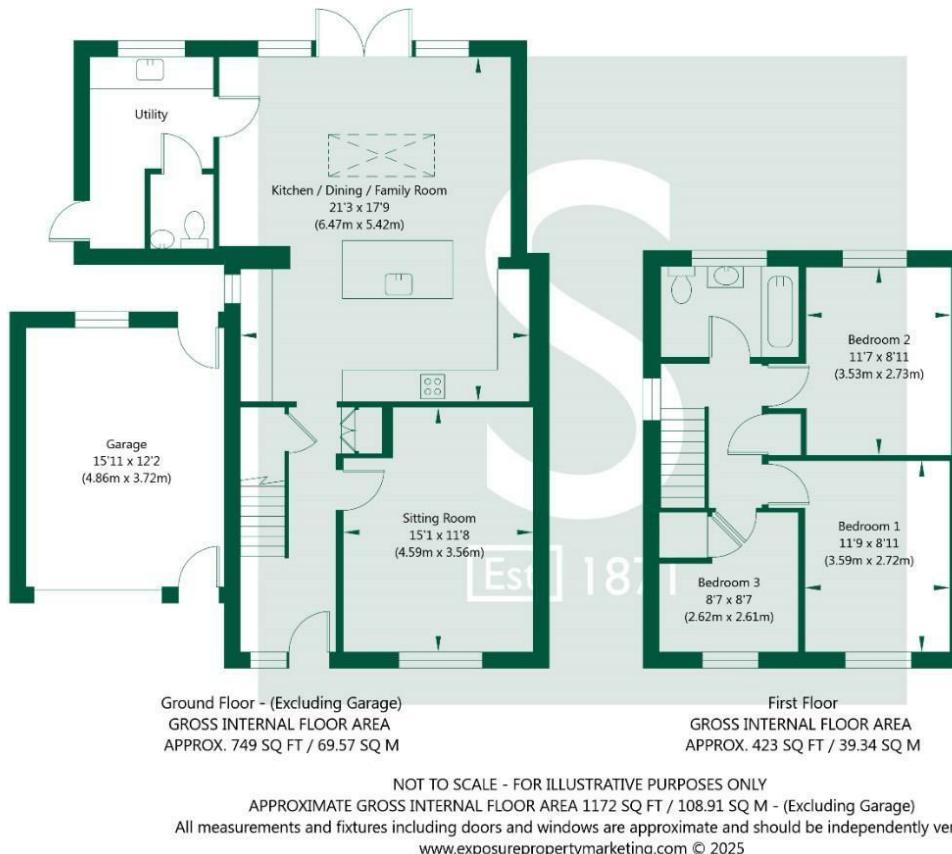
Council Tax: North Yorkshire Council Band B

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

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







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