

Park Row



Elms Close, Riccall, York, YO19 6NX

Offers Over £400,000



**** EXTENDED DETACHED PROPERTY ** EN SUITE TO MASTER ** SOUGHT AFTER LOCATION ** SOLAR PANELS **** This detached property situated in the sought after village of Riccall briefly comprises: entrance porch, entrance hallway, ground floor w.c, lounge, conservatory, kitchen diner, utility and family room/office. To the first floor are four bedrooms, an ensuite and a shower room.

The solar panels are included in the price, currently generating just over £2000 p.a. tax free income that is Government scheme guaranteed for the next 15 years. Estimated total income circa £40,000 over the period. The power generated also reduces electricity bills by £600 p.a.. Benefits are transferable to new owners for duration of scheme. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL OF THE PROPERTY ON OFFER. 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

UPVC door top section having three double glazed frosted panels to the front elevation leading through into:

Entrance Porch

6'0" x 3'8" (1.85m x 1.14m)

UPVC double glazed window to the front elevation next to the front door. Further uPVC double glazed window to the side elevation and quarry tiled flooring. Timber hardwood door with top section having single glazed frosted panel facing into the entrance hallway.

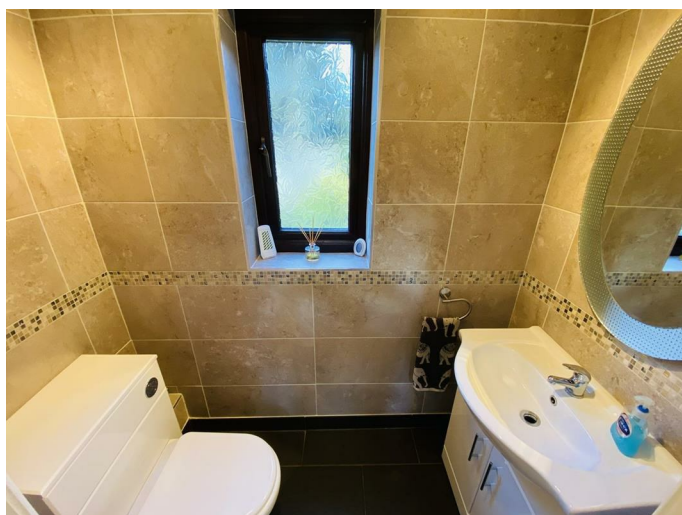
Entrance Hallway

16'7" x 6'2" (5.08m x 1.89m)

Timber framed single glazed frosted window to the front elevation facing into porch. Feature exposed brick wall, central heating radiator and tiled flooring. Stairs leading to first floor accommodation with balustrade and turned spindles. Doors leading off.

Groundfloor W.C

6'1" x 3'2" (1.87m x 0.98m)



White low flush w.c with hidden cistern and chrome fittings. White wash hand basin with chrome mixer tap over set into a white high gloss vanity unit with chrome 'T' bar handles. The room is tiled on all walls and also has tiled flooring. UPVC double glazed frosted window to the rear elevation.

Lounge

20'4" x 11'9" (6.21m x 3.60m)



Coal effect 'living flame' gas fire with brick back, decorative timber fire surround and tiled hearth. UPVC double glazed window to the front elevation, television point, two central heating radiators. Double glazed unit to the rear elevation and double glazed sliding door going through into:



Conservatory

13'4" x 9'4" (4.08m x 2.86m)



Timber framed double glazed French style doors to the side elevation going out to patio/garden area. Timber framed double glazed units to side and rear elevation. Polycarbonate roof, tiled effect cushion flooring and central heating radiator.



Kitchen Diner

23'8" x 11'8" (7.23 x 3.57m)



Range of cream base and wall units in a wood grain effect shaker style with brushed chrome bowed handles. One and half bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tiled splashback. Feature beams to ceiling and feature brick wall. Three glass fronted glass shelve display cabinets benefiting from downlighting. Integrated fridge and wine rack, plumbing for dishwasher and underlighting to wall units. 'Neff' brushed chrome extractor fan. UPVC double glazed window to the rear elevation giving views into garden, tiled flooring. UPVC double glazed window to the front elevation, central heating radiator. Aperture flowing through into:





shaker style with brushed chrome bowed handles. Single bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching splashback. Plumbing for washing machine, space for tumble dryer with ventilation and uPVC double glazed window to the rear elevation. UPVC door top section being stable style and having double glazed frosted panel to the rear elevation, central heating radiator and tiled flooring. Door leading off into:

Family Room/Office 14'3" x 10'2" (4.36m x 3.12m)



Range of fitted storage cupboards with timber doors and timber handles. UPVC double glazed windows to the front and side elevations. Climate control unit, telephone point and central heating radiator.

Utility 10'11" x 9'6" (3.33m x 2.92m)



Range of base, wall and larder units with oak doors in a

First Floor Accommodation

Landing

13'11" x 7'1" (4.25m x 2.17m)

Further balustrade and turned spindles and loft access. UPVC double glazed window to the front elevation, central heating radiator and door off into overstairs storage cupboard providing shelving and storage space. Doors leading off.

Master Bedroom

23'3" x 22'8" (7.09m x 6.91m)



Range of beech effect 'Strachan' fitted wardrobes and storage units with brass handles. Two glass fronted display cabinets to providing storage, hanging and drawer sections. UPVC double glazed windows to the front and rear elevations, further loft access, television point. Climate control system and telephone point. Door off into:



En Suite

14'1" x 5'5" (4.30m x 1.66m)



White bath with 'Hoodson Reed' mixer tap over incorporating chrome shower attachment with tiled side. White low flush w.c with hidden cistern and white gloss unit with chrome controls. White wash hand basin with 'Hoodson Reed' chrome mixer tap over set into white high gloss vanity unit with drawer and storage sections. Separate walk in shower cubicle with chrome trimmed shower screen, chrome shower and further fixed head shower over. The room is tiled to ceiling height, wall mounted white towel rail. UPVC double glazed frosted window to the rear elevation, tiled flooring benefitting from underfloor heating.

Bedroom Two

11'11" x 8'11" (3.65m x 2.73m)



Range of white fronted fitted wardrobes with brass handles to providing hanging and storage space. UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

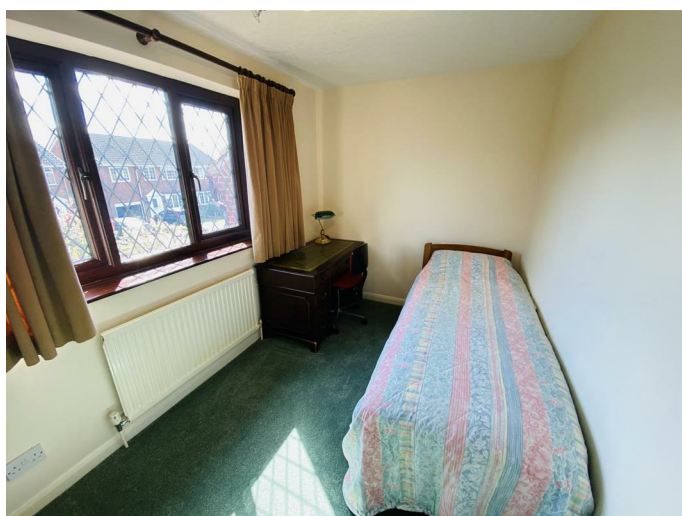
11'1" x 8'8" (3.38m x 2.65m)



Range of white fronted fitted wardrobes with brass handles. UPVC double glazed window to the rear elevation, central heating radiator and television point.

Bedroom Four

11'8" x 7'2" (3.57m x 2.20m)



UPVC double glazed window to the front elevation and central heating radiator.

Shower Room

6'2" x 5'5" (1.88m x 1.66m)



Shower cubicle with chrome trimmed door, chrome shower and further fixed head shower over. White low flush w.c with hidden cistern set into vanity unit. White wash hand basin with chrome mixer tap over set into white high gloss vanity unit with chrome 'T' bar handles. UPVC double glazed frosted window to the rear elevation, white wall mounted heated towel rail, tiled flooring and extractor fan.

Exterior

Front



Outside lamp. Decorative herringbone brick blocked pathway/driveway running along the front of the property with herbaceous planted borders and mature established trees and shrubs. The driveway provides off street parking for approximately four cars. Boundaries defined by timber fence and brick wall. Decorative wrought iron pedestrian access gate giving access onto pedestrian footpath. Further driveway entrance to the front of the property with further herringbone brick blocked driveway continuing along the side with further herbaceous borders. This in turn takes us to decorative

wrought iron pedestrian access gate giving access into the rear.

Rear



Further outside lamp on PIR sensor and sunken pond with water feature. Outside electrical point, outside tap, outside canopy over rear door. Decorative herringbone brick blocked pathway and patio area which continues as a pathway along the rear of the property with lawned garden and further herbaceous borders. Further Yorkshire stoned patio area which continues as a pathway along the side of the property. Raised bricked herbaceous border. The rear is fully enclosed with timber fence, concrete posts and decorative gravel board and further halogen floodlights.



Directions

From our branch on Finkle Street, head north towards Robert Street and turn right onto Water Lane. Continue onto Ousegate and at the traffic lights, turn left onto A19/Barlby Road. At the roundabout, take the second exit to stay on the A19. At the next roundabout, again, take the second exit and continue on the A19. At the third roundabout, take the first

exit to remain on the A19 then take a left turning onto York Road. Turn a right onto Northfield Lane and then left onto Saunters Way. Finally take the first right onto Elms Close where the property can be clearly identified by a Park Row 'For Sale' board.

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

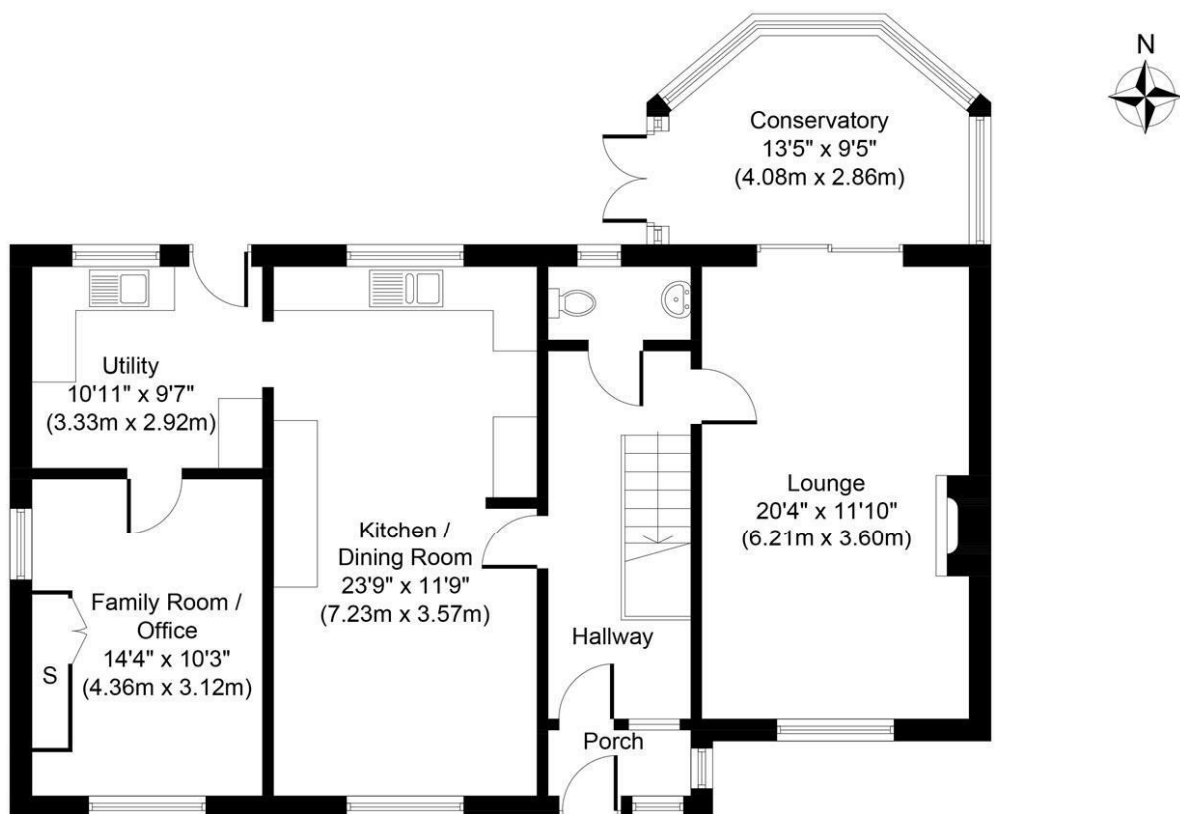
Viewing

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.

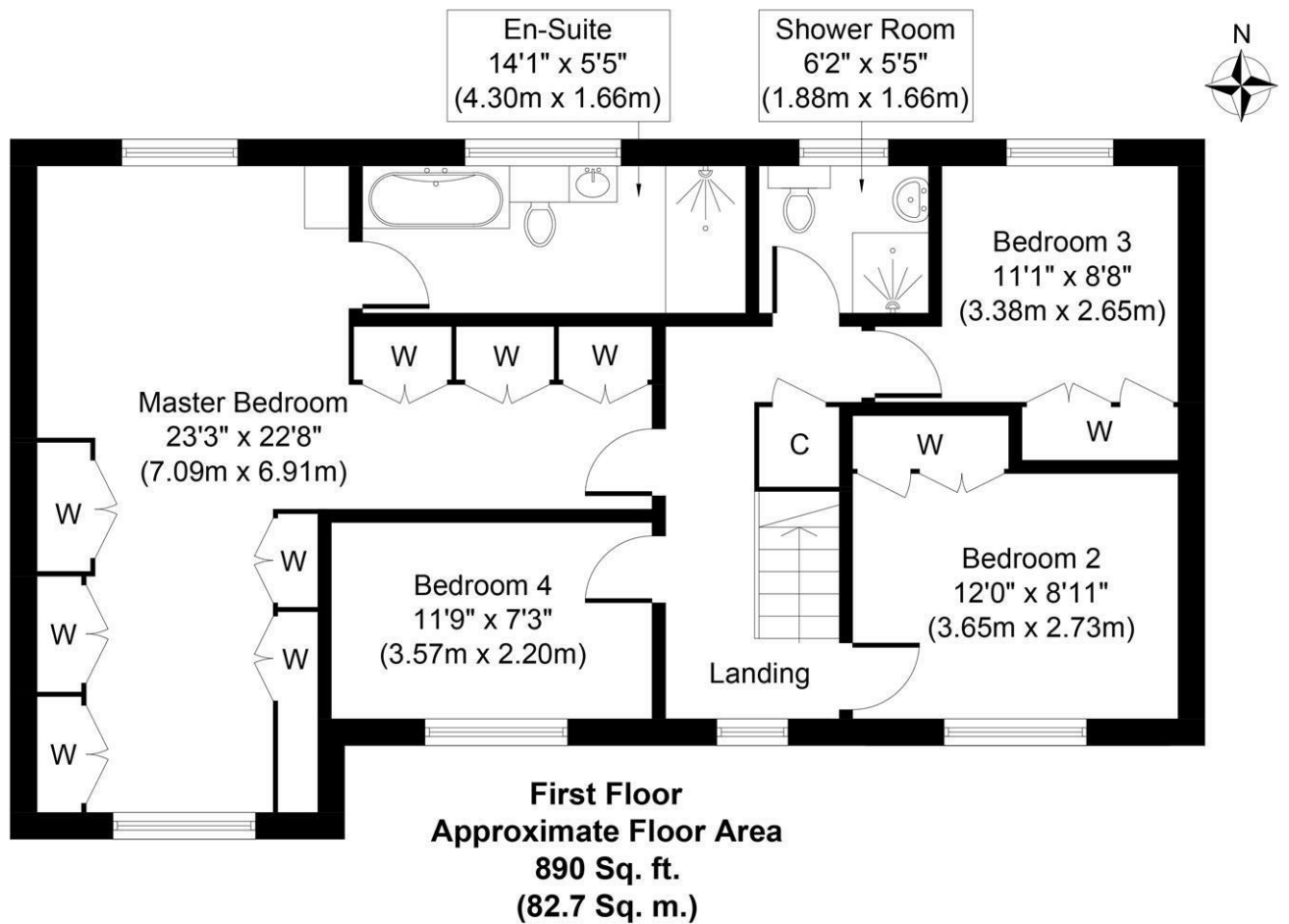




Ground Floor
Approximate Floor Area
1081 Sq. ft.
(100.4 Sq. m.)

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. 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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