

# Park Row



**Beech Park Close, Riccall, York, YO19 6NL**

**Offers Over £200,000**



**\*\* SOUGHT AFTER VILLAGE LOCATION \*\* OFF STREET PARKING \*\*** Situated in Riccall, this semi detached property briefly comprises: entrance porch, lounge and kitchen diner. To the first floor are three bedrooms and a bathroom. Externally, the property benefits from an enclosed rear and off street parking. **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 with top section having double glazed frosted panels to the front elevation leading through into:

### Entrance Porch

4'8" x 3'9" (1.44m x 1.16m)

UPVC double glazed frosted window to the side elevation, central heating radiator and door leading into:

### Lounge

15'1" x 13'8" (4.62m x 4.17m)



Coal effect 'living flame' gas fire set into marble effect back and hearth with decorative timber fire surround. UPVC double glazed window to the front elevation, central heating radiator, television and telephone points. Stairs leading to First Floor Accommodation with balustrade and turned spindles. Door leading into:

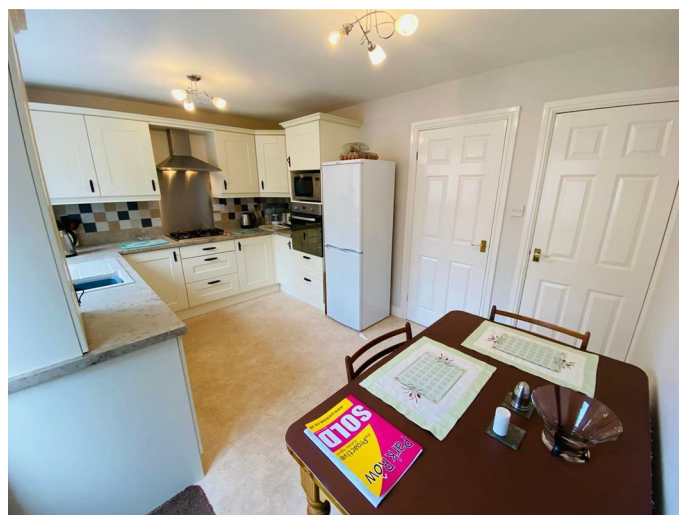


## Kitchen Diner

13'8" x 9'8" (4.17m x 2.96m)



Range of cream fronted base and wall units in a shaker style with black handles. Single bowl granite effect sink and drainer with brushed chrome mixer tap over set into granite effect laminate work surface with matching upstand. Integrated electric oven, four ring brushed steel gas hob with brushed steel electric extractor fan over benefitting from downlighting. Plumbing for washing machine, uPVC double glazed window to the rear elevation and 'Ideal Logic' central heating boiler. UPVC door with top section having double glazed frosted panel to the rear elevation, central heating radiator and under stairs storage cupboard.





## First Floor Accommodation

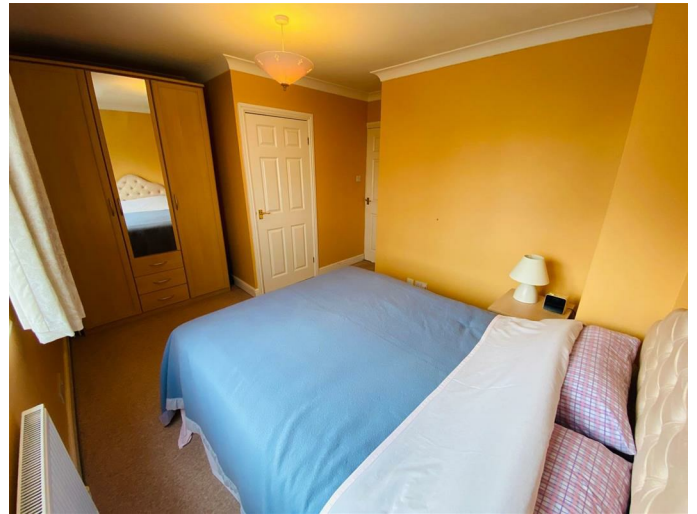
### Landing



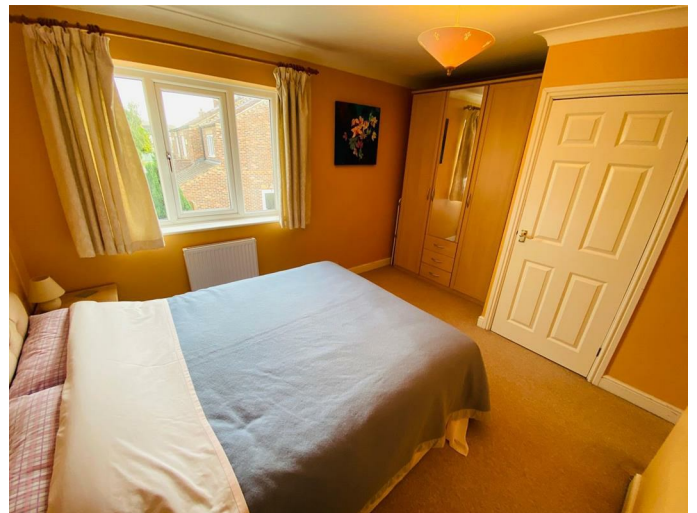
UPVC double glazed frosted window to the side elevation, balustrade and spindles, loft access and central heating radiator. Doors leading off.

## Bedroom One

13'7" x 11'9" (4.16m x 3.60m)



UPVC double glazed window to the front elevation, central heating radiator and television and telephone points. Overstairs storage cupboard.



### Bedroom Two

9'7" x 6'7" (2.94m x 2.03m)



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

### Bedroom Three

6'8" x 6'8" (2.05m x 2.04m)



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

### Bathroom

7'5" x 5'6" (2.27m x 1.68m)



Panel bath with chrome taps over and chrome electric shower. The bath area is tiled to ceiling height. Low flush w.c with chrome fittings and pedestal wash hand basin with chrome taps over. The remainder of the bathroom is tiled to mid height. Extractor fan and central heating radiator.

### Exterior

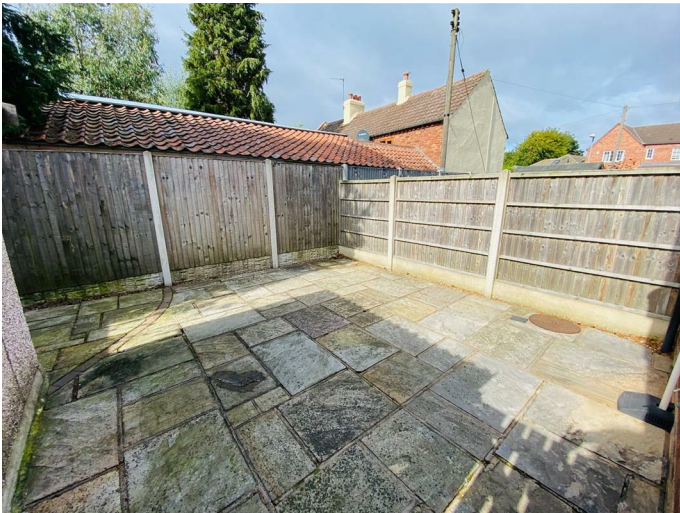
#### Front

Outside lamp and decorative stone hardstanding. Flagged pathway along the front of the property merging into shared tarmacked driveway providing off street parking. Halogen floodlight on PIR sensor to the side of the property and timber pedestrian access gate giving access into rear.

#### Rear



Outside lamp and outside tap. Flagged low maintenance courtyard area which is fully enclosed with timber fence, concrete posts and decorative gravel boards. Prefabricated shed with pedestrian access door and uPVC double glazed window to the side elevation.



## DIRECTIONS

From our Selby office on Finkle Street turn left onto Market Place. Proceed through Selby passing Selby Abbey on the left hand side. Heading towards York, go straight ahead at the traffic lights over the Toll Bridge. At the roundabout, take the second exit A19 heading towards York. Turn left into the village of Riccall onto Main Street. Take the first left onto Beech Park Close and the property can be identified by a Park Row for sale board.

## TENURE

Freehold

## 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:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

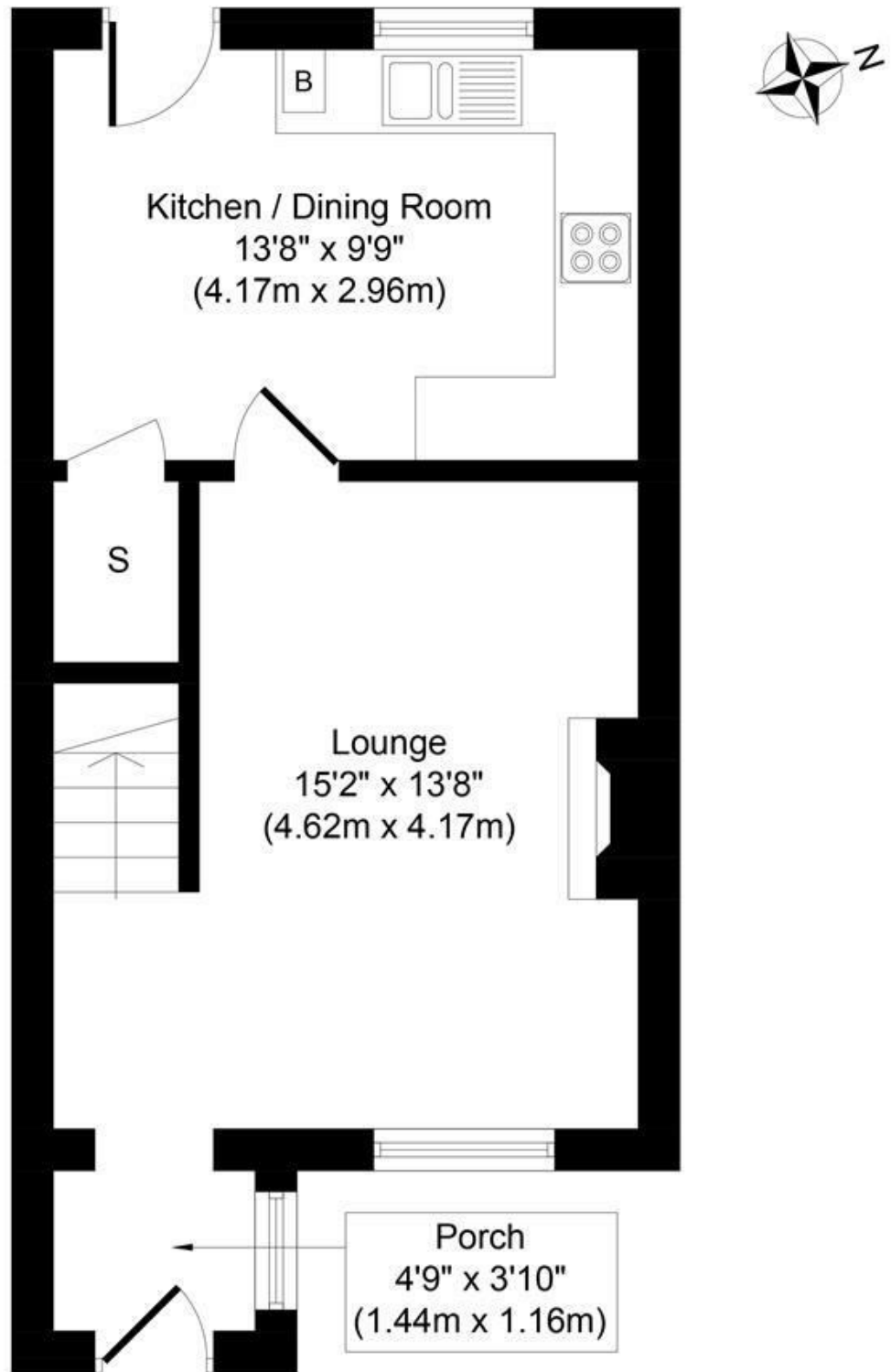
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

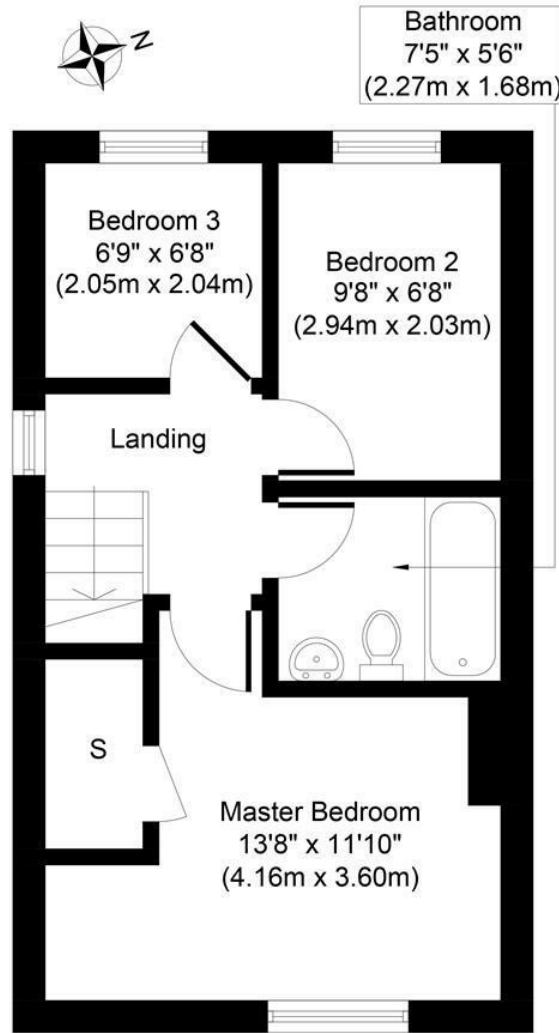
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Ground Floor**  
**Approximate Floor Area**  
**374 Sq. ft.**  
**(34.7 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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