...Your proactive estate agent

7 Lucerne Close, Riccall, York, YO19 6RU

Offers Over £160,000

Park Row

SEMI-DETACHED PROPERTY ** SOUGHT-AFTER LOCATION ** CONSERVATORY ** SOUTH-FACING GARDEN Situated in the desirable village of Riccall, this semi-detached property briefly comprises: entrance, conservatory, kitchen and lounge. To the first floor there are two bedroom and a shower room. Externally, there is a detached garage and enclosed south-facing garden. RING US 7 DAYS A WEEK 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 and bottom sections having double glazed frosted panels to the side elevation, leading into:

Conservatory
3.00 x 2.00 (9'10" x 6'7")
UPVC double glazed full length panels to side and rear elevation; one side being frosted. Polycarbonate roof, tiled flooring and central heating radiator. UPVC door with top and bottom sections having double glazed frosted glass. Leading into:

Kitchen
3.58 x 2.80 (11'9" x 9'2")
Range of white fronted base and wall units with underlighting and chrome 'T' bar handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into granite effect laminate work surface with tile splashback. Integrated brushed steel 'Neff' double oven, integrated 'Smeg' ceramic hob with brushed steel electric extractor benefiting of down lighting. Integrated 'Smeg' dishwasher, integrated fridge freezer, integrated washing machine and integrated wine rack. Tiled effect flooring and door leading though into:

Lounge
4.50 x 3.58 (14'9" x 11'9")
UPVC double glazed windows to the side and front elevation, central heating radiator, television and telephone point. Spiral staircase having decorative wrought iron spindles and balustrade leading up to front elevation up to first floor accommodation.

FIRST FLOOR ACCOMMODATION

Landing
UPVC double glazed window to side elevation and loft access. Doors leading off.

Bedroom One
3.59 x 2.77 (11'9" x 9'1")
Beech effect wardrobe with chrome bowed handles and one unit having full length mirror to provide hanging, shelving and storage space with drawer sections. UPVC double glazed window to rear elevation and central heating radiator.

Bedroom Two
3.35 x 2.35 (11'0" x 7'9")
Range of fitted wardrobes white trimmed full length mirror and sliding doors providing hanging, shelving and storage space. Further door to over stairs storage cupboard housing the 'Baxi' central heating boiler and providing storage and shelving space. Overstairs shelving area, uPVC double glazing window to front elevation, dado rail and central heating radiator.

Shower Room
2.08 x 1.67 (6'10" x 5'6")
Shower cubicle with chrome trimmed sliding doors, chrome shower and chrome controls over. Around the suite is wet walled to ceiling height. White low flush w.c with chrome fittings, white wash hand basin with chrome mixer tap over set into a white high gloss vanity unit with chrome handle, bevelled mirror and over lighting. Chrome heated towel rail and extractor fan. The rest of the walls are tilled to the ceiling height and tiled effect cushion flooring.

EXTERIOR

Front
Stone flagged patio area with herbaceously planted mature established trees and shrubs. Flagged driveway with decorative stone boarders and edging along front of property to a brick built detached garage with electric up and over door.

Side
Flood lights on PIR sensors and outside tap. Wrought iron decorative pedestrian access gate giving access between property and garage leading to the rear of the garage which has uPVC door with frosted glass panels top and bottom sections and further uPVC double glazed window. To the rear of the garage is further halogen floodlight with PIR sensor.

Rear
Flagged patio area which steps down onto second tear of low maintenance, low allergy garden with decorative stone and pebbled. The garden is fully enclosed with panel and post fencing. Flagged pathway along conservatory.

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

The Property Ombudsman

Park Row

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
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
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.

The Property Ombudsman

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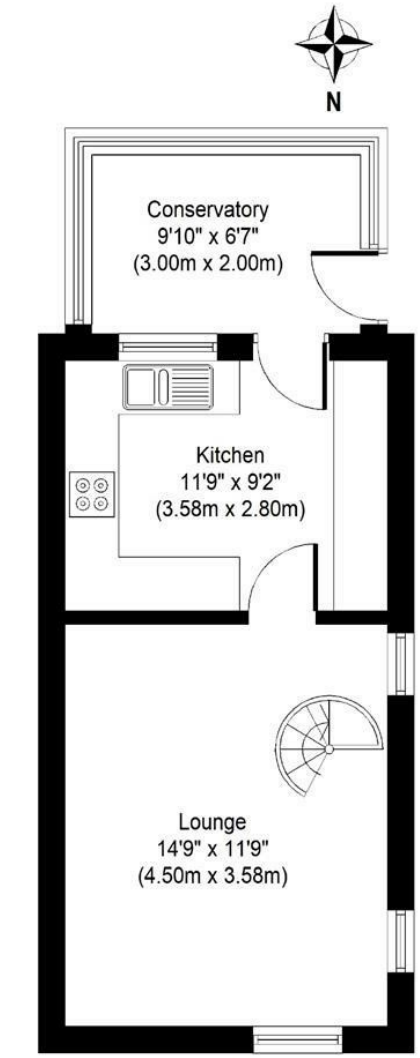

Ground Floor
Approximate Floor Area
363 Sq. ft.
(33.7 Sq. m.)

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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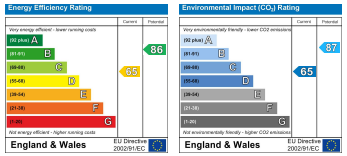

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