

# Park Row



**The Meadows, Riccall, York, YO19 6RR**

**Asking Price £235,000**

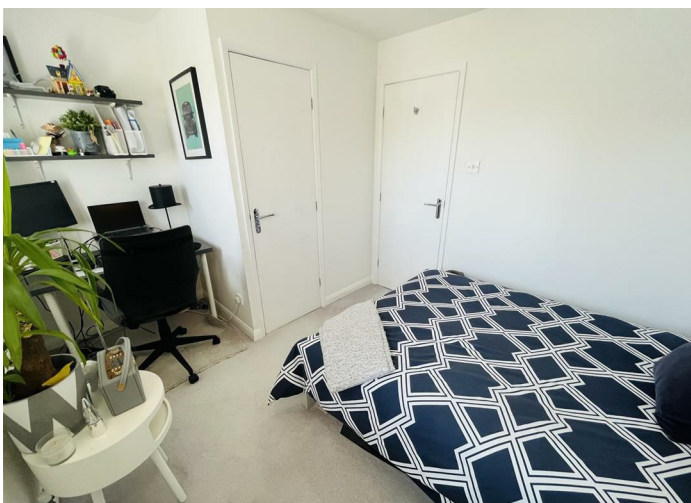


**\*\*CUL-DE-SAC LOCATION\*\*GOOD COMMUTER LINKS\*\*** Situated in the desirable village of Riccall, this semi-detached family home briefly comprises: Porch, Lounge and Kitchen-Diner. To the First Floor are two bedrooms and Bathroom. Externally the property benefits from a driveway, single detached garage with driveway and shared access for parking to the front with enclosed rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS BEAUTIFUL FAMILY HOME. 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'.**











## PROPERTY OVERVIEW

Situated in a quiet cul-de-sac within the sought-after village of Riccall, this well-presented semi-detached home offers comfortable and practical living, ideal for first-time buyers, small families, or those looking to downsize.

The ground floor comprises a welcoming lounge, providing a relaxing space to unwind, alongside a spacious kitchen diner perfect for everyday living and entertaining.

To the first floor are two well-proportioned bedrooms and a family bathroom, offering a functional and neatly arranged layout.

Externally, the property benefits from a fully enclosed rear garden featuring a patio area, ideal for outdoor dining and enjoying the warmer months. To the front, a shared driveway for parking and an extra bonus is a private driveway providing off-street parking with a detached garage.

This delightful home combines a peaceful setting with convenient village living and is not to be missed.

## GROUND FLOOR ACCOMMODATION

### Porch

### Lounge

15'11" x 12'7" (4.87m x 3.85m)

### Kitchen Diner

12'7" x 9'0" (3.84m x 2.75m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

12'7" x 9'6" (3.84m x 2.90m)

### Bedroom Two

12'7" x 8'10" max (3.85m x 2.71m max)

### Bathroom

6'0" x 6'0" (1.84m x 1.84m)

## EXTERNAL

### Front

Driveway and detached garage.

### Rear

Fully enclosed rear garden with patio area.

## 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. Proceed for approximately three miles and turn left into the village of Riccall onto Main Street. Turn left onto Silver Street and continue onto Kelfield Road. Turn left onto The Meadows.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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

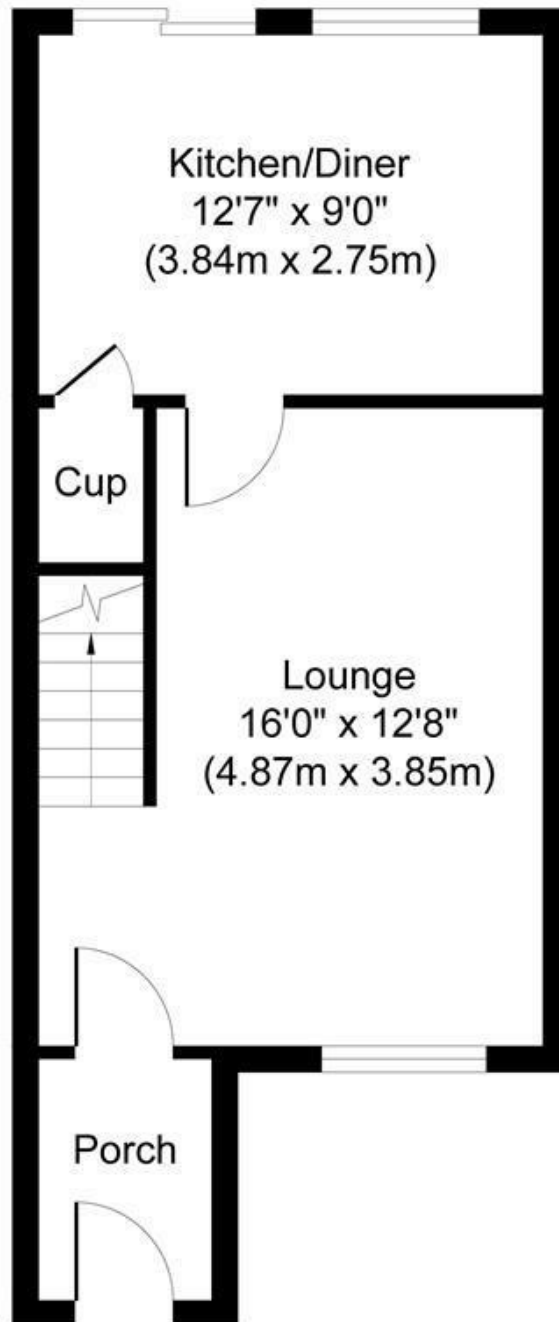
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

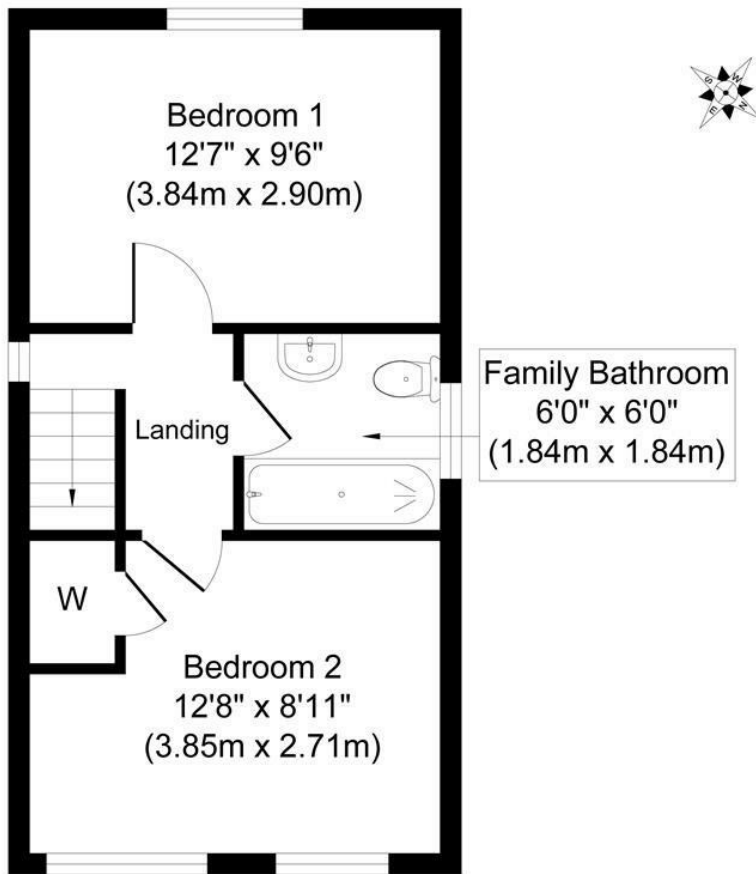
CASTLEFORD - 01977 558480





**Ground Floor**  
**Approximate Floor Area**  
**348 sq. ft**  
**(32.29 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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**First Floor**  
**Approximate Floor Area**  
**320 sq. ft**  
**(29.72 sq. m)**

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**W** www.parkrow.co.uk

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-95 <b>A</b>		92-95 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC