



**1 SELBY ROAD, RICCALL  
YORK, YO19 6QP**



THIS TRADITIONAL STYLE DETACHED PROPERTY BELIEVED TO HAVE BEEN BUILT IN THE MID 1950'S, WHILST CURRENTLY PROVIDING GENEROUSLY PROPORTIONED ACCOMMODATION TO INCLUDE A DELIGHTFUL GARDEN ROOM, THREE GOOD SIZED BEDROOMS AND RE-FITTED BATHROOM, IS CONSIDERED TO OFFER A RARE OPPORTUNITY FOR FURTHER EXTENSION (SUBJECT TO PLANNING CONSENT) TO PROVIDE AN EXCELLENT SPACIOUS FAMILY HOME WITHIN ENCLOSED GARDEN GROUNDS. THE PROPERTY WHICH OCCUPIES A RURAL LOCATION STANDS IN LARGE WELL ESTABLISHED LAWNED GARDENS AND VIEWING IS STRONGLY RECOMMENDED. SITUATED WITHIN ½ A MILE OF THE A19 AND COMPREHENSIVE LOCAL AMENITIES OF RICCALL VILLAGE, THE PROPERTY IS IDEALLY LOCATED FOR ACCESS TO THE THRIVING MARKET TOWN OF SELBY, 3½ MILES, YORK CITY CENTRE 10 MILES AND YORK OUTER RING ROAD (A64) 7 MILES WHICH LEADS TO THE A1M LINK ROAD AND LEEDS. (DISTANCES APPROXIMATE.)

**GUIDE PRICE: £339,000**

## GROUND FLOOR

Covered entrance porch: with front door incorporating coloured glazed leaded light circular window and ribbed side panel windows, opening into

**ENTRANCE HALL: 13' 9" (4.19m) x 8' 10" (2.69m)** (to include staircase) plus **3' 6" (1.07m) x 2' 10" (0.86m)**



Single panel radiator, hardwood stripped and stained floor, point for two wall lights, window and under stairs cupboard with wall mounted gas fired combination boiler.

**DINING ROOM: 10' 6" (3.2m) x 8' 11" (2.72m)** (into recess)  
Two recesses each with display shelving and low level cupboard. Single panel radiator and glazed panel double doors opening into

**GARDEN ROOM: 20' 8" (6.3m) reducing to 18' 5" (5.61m) x 13' 11" (4.24m)** into circular bay.  
Circular bay with four panel double glazed windows and double glazed french doors to rear garden, three panel double glazed side window and two double panel radiators.



**SITTING ROOM: 15' 2" (4.62m)** into splayed five panel bay window x **15' 0" (4.57m)** into recess.



Fireplace with period style surround, marble hearth and interior incorporating inset gas fire with glazed front. Double panel radiator.

**BREAKFAST KITCHEN: 13' 0" (3.96m) x 11' 11" (3.63m)**



Range of base units incorporating stainless steel circular recessed sink with mono block mixer tap, drawers, cupboards, space for electric cooker, space and plumbing for both dish washer and washing machine. Further base unit with drawers, cupboards and space for both fridge and freezer. Three panel window and single panel window and single panel radiator.

**POTENTIAL UTILITY ROOM: 11' 9" (3.58m) max x 4' 9" (1.45m)** narrowing to **2' 7" (0.79m)** space for tumble dryer, part double glazed door to side and double glazed window.

From the entrance hall, a turning staircase with half landing and single panel window rises to

**FIRST FLOOR LANDING:** Single panel radiator and point for wall light.

**BEDROOM 1:** (Front) 15' 0" (4.57m) max to wardrobe back x 14' 7" (4.44m) max into splayed five panel bay window

Range of fitted wardrobes with cupboards above and double panel radiator.

**BEDROOM 2:** (Rear) 14' 2" (4.32m) x 12' 0" (3.66m) max single panel radiator and three panel window

**BEDROOM 3:** (Front) 9' 8" (2.95m) to wardrobe back x 8' 9" (2.67m)

Fitted wardrobe with cupboards above and shelving, single panel radiator, two panel and single panel windows

**BATHROOM:** 11' 0" (3.35m) x 9' 0" (2.74m)



White suite of panel bath with mixer tap and hand shower attachment, low level W.C. and twin pedestal wash basins. Corner shower with fitted Mira shower. Double panel radiator and two panel window.

**OUTSIDE:**

The property is approach over Tarmacadam driveway through wrought iron gates onto a vehicle standing area and leading to DETACHED GARAGE with light, power and personal door. The well established gardens, which in our opinion provide considerable privacy, comprise to the front an extensive area of lawn bounded by mature conifers and trees. To the side is a further area of lawned garden leading to enclosed rear lawned garden with boundary of part beech hedging, conifers and various trees including three pear trees.



Total area: approx. 1630.6 sq. feet

These layout plans are for illustration only. They are not to scale and should not be relied upon for the taking of measurements.

**GENERAL INFORMATION:**

**LOCAL AUTHORITY:**

Selby District Council Tel: 01757 795101

**COUNCIL TAX:**

An inspection of the Valuations Office website on the 7<sup>th</sup> December 2009 revealed a Band 'F' assessment

**VIEWINGS:**

Strictly by appointment with the selling agents, tel: 01904 679733



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emission. The higher the rating, the less impact it has on the environment.

**DIRECTIONS:**

Leave the York outer ring road (A64) heading south on the A19 to Selby. After approximately 7 miles, and just beyond the turning to the village of Riccall, turn left into Selby Road where the property is situated a short distance on the left hand side.

**IMPORTANT NOTICE:**

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