



HUNTERS[®]

HERE TO GET *you* THERE

1 Saunters Way, Riccall, York, YO19 6NY

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Asking Price £240,000

DESCRIPTION

NO ONWARD CHAIN. Enjoying a corner position. Hunters (Selby) are delighted to offer for sale this well presented three bedroom semi detached home situated within the popular village of Riccall. The property benefit from electric storage heaters, UPVC double glazing and briefly comprises reception room, dining room, kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a bathroom. Outside of the property there a low maintenance wrap around garden along with mature shrubs, patio area, garden laid to lawn. To the rear of the property there is a garage and off street parking. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

The property is situated centrally within the attractive village of Riccall which lies around eight miles to the South of York and around four miles to the North of Selby with easy access to the A64 North and M62/M18 South. Local amenities include a mini-supermarket, post office village shop, GP surgery, nursery, village school, playground/playing fields, restaurants, church, two public houses, hairdressers and Regen Community/Social Centre.

DIRECTIONS

From Selby, leave on A19 towards York, take the left turning into Main Street in Riccall. Continue through the village taking the left hand turn onto Northfield Lane. Turn left towards Saunders Way then take a final left turn onto Saunders Way where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; B
EPC Rating : E

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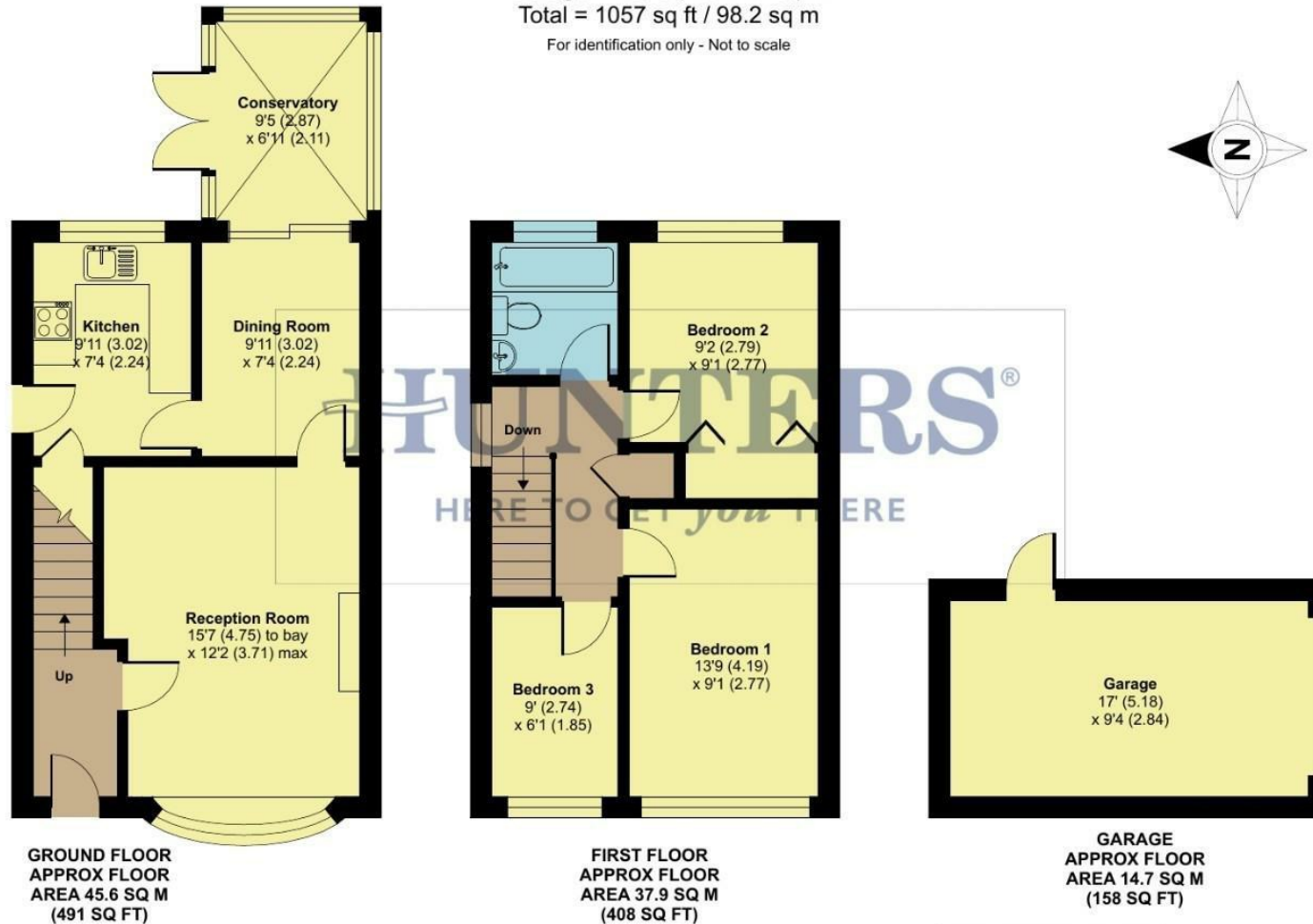
Saunters Way, Riccall, York, YO19

Approximate Area = 899 sq ft / 83.5 sq m

Garage = 158 sq ft / 14.7 sq m

Total = 1057 sq ft / 98.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Property Group. REF: 1242338



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		







