



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Station Rise, Riccall, York

Asking Price £400,000



## DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented four bedroom detached property situated within the popular village of Riccall. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises an entrance hall, reception room, kitchen, utility room, downstairs cloakroom/w.c and dining room with bi-fold doors. To the first floor bedroom one with en-suite, three further bedrooms and a bathroom. To the front of the property there is a driveway leading to an integral garage with parking for several cars along with a garden laid to lawn. To the rear of the property there is a patio area with a garden laid to lawn and fencing around the perimeter. 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 town leave on A19 towards York, take the left turning into Main Street in Riccall, continue along Main Street turn right at the traffic lights onto Station Road, then left onto Station Rise where the property can be identified on the right hand side.

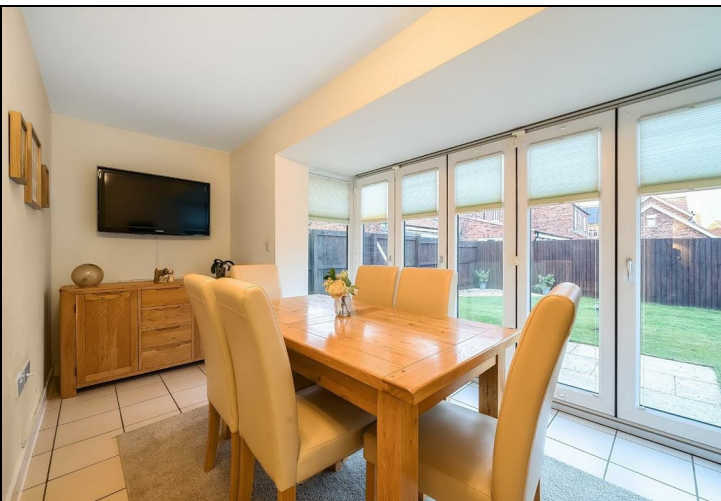
## Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; D  
EPC rating : C



## KEY FEATURES

- DETACHED HOUSE
- FOUR BEDROOMS
- BEDROOM ONE WITH EN-SUITE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- INTEGRAL GARAGE
- PARKING FOR SEVERAL CARS
- VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- EPC RATING ; C



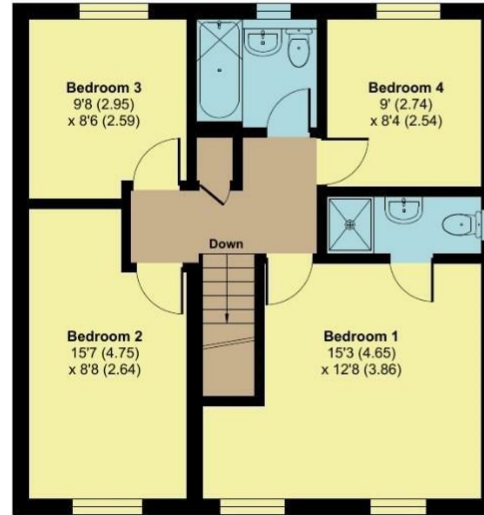
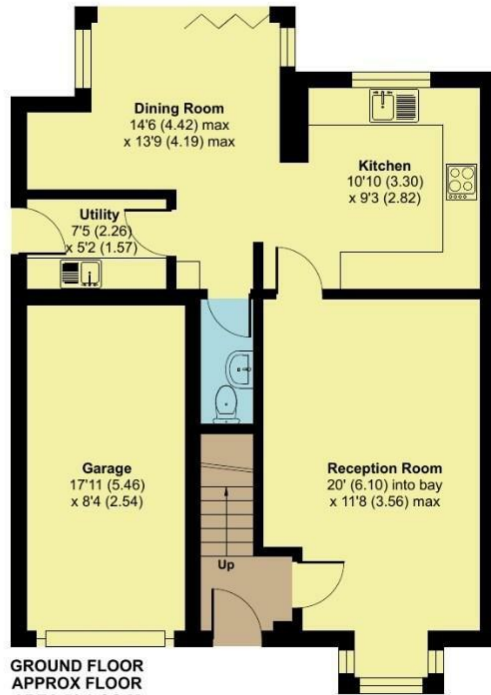






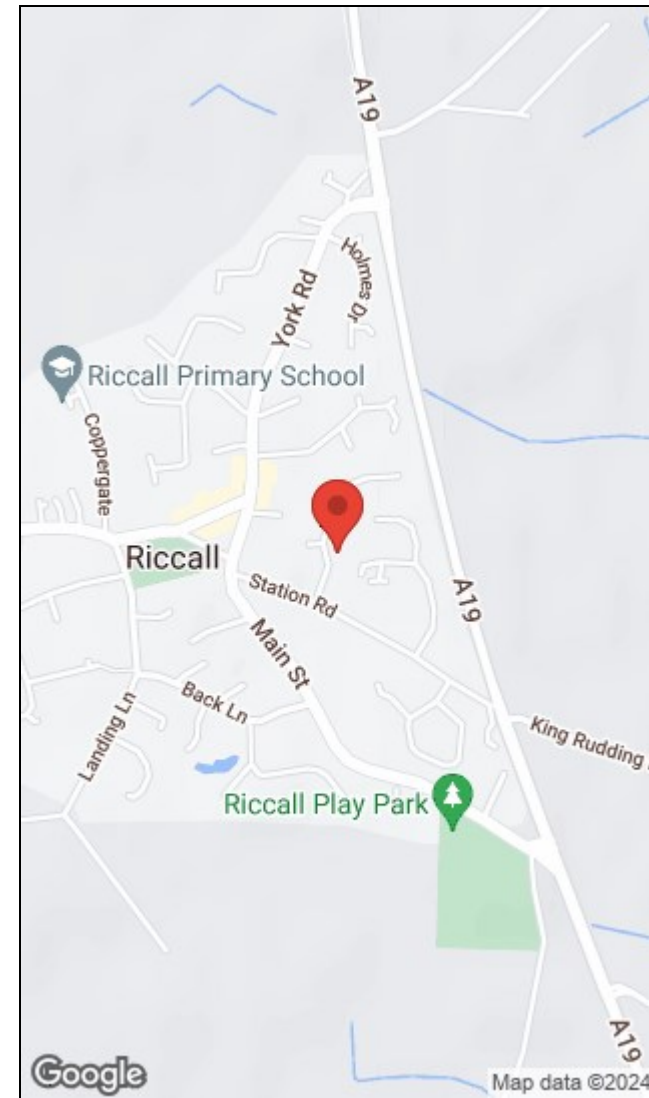
# Station Rise, Riccall, York, YO19

Approximate Area = 1207 sq ft / 112.1 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 1356 sq ft / 125.9 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1077069



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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