Carr Lane, Riccall, York

£375,000

Stephensons
estate agents & chartered surveyors

Carr Lane, York YO19 6PU

Est. 1871

£375,000

Situated down a private cul-de-sac, this distinguished family residence offers an exceptional degree of versatility, with a large plot offering an abundance of potential for refurbishment and further extension. The home is offered with no forward chain.

Entering via the front door and into the entrance hall, a door leads right into a magnificent L shaped open-plan sitting and dining room of impressive proportions, creating a refined yet inviting environment for both everyday living and formal entertaining. The room flows effortlessly into an impressive conservatory measuring approximately 18'3" in length, which bathes in natural light and enjoys delightful views over the garden, this superb addition offers a tranquil setting in which to relax throughout the seasons.

The well-appointed kitchen is conveniently positioned adjacent to the principal reception space and is further enhanced by a separate utility room, discreetly providing additional storage and laundry facilities. A ground floor bathroom and separate w/c adds further practicality and flexibility to the layout.

To the first floor, are three well proportioned bedrooms, with the primary bedroom benefiting from access to an en-suite shower room.

Beyond the principal accommodation lies a highly valuable suite of ancillary spaces, including a former gym and an extensive garage with separate rear workshop area. These areas present outstanding potential for a variety of uses, whether for hobbies, home working, storage, or indeed further development, subject to the necessary consents. It is worth a note that historical planning permission was previously explored to the side aspect for extension/an annexe to be

Tenure: Freehold
Broadband Coverage: Up to 1800* Mbps download speed
EPC Rating: D - 67
Council Tax: D
Current Planning Permission: No current valid planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.

created (further information available from agent).

The property occupies a generous and attractively arranged plot. To the front, ample off-street parking is provided alongside access to the garage. A lawn frontage with gated vehicular access enhances both privacy and practicality.

To the rear, the landscaped garden offers an appealing outdoor retreat, featuring an expansive lawn, raised planted borders, a paved seating terrace ideal for al fresco dining, and useful additional storage. The garden affords a pleasing degree of privacy and provides an excellent setting for both family enjoyment and entertaining.

Situated within the highly regarded village of Riccall, the property enjoys the perfect balance of rural charm and convenient accessibility. Riccall is a thriving and well-served village offering a range of local amenities including shops, public houses, a primary school, medical facilities and recreational opportunities. The village lies approximately eight miles south of the historic city of York, providing straightforward access to the A19 and excellent commuter links to York, Selby and Leeds. Surrounded by open countryside and riverside walks, Riccall offers an enviable lifestyle combining community spirit with the tranquility of a North Yorkshire village setting.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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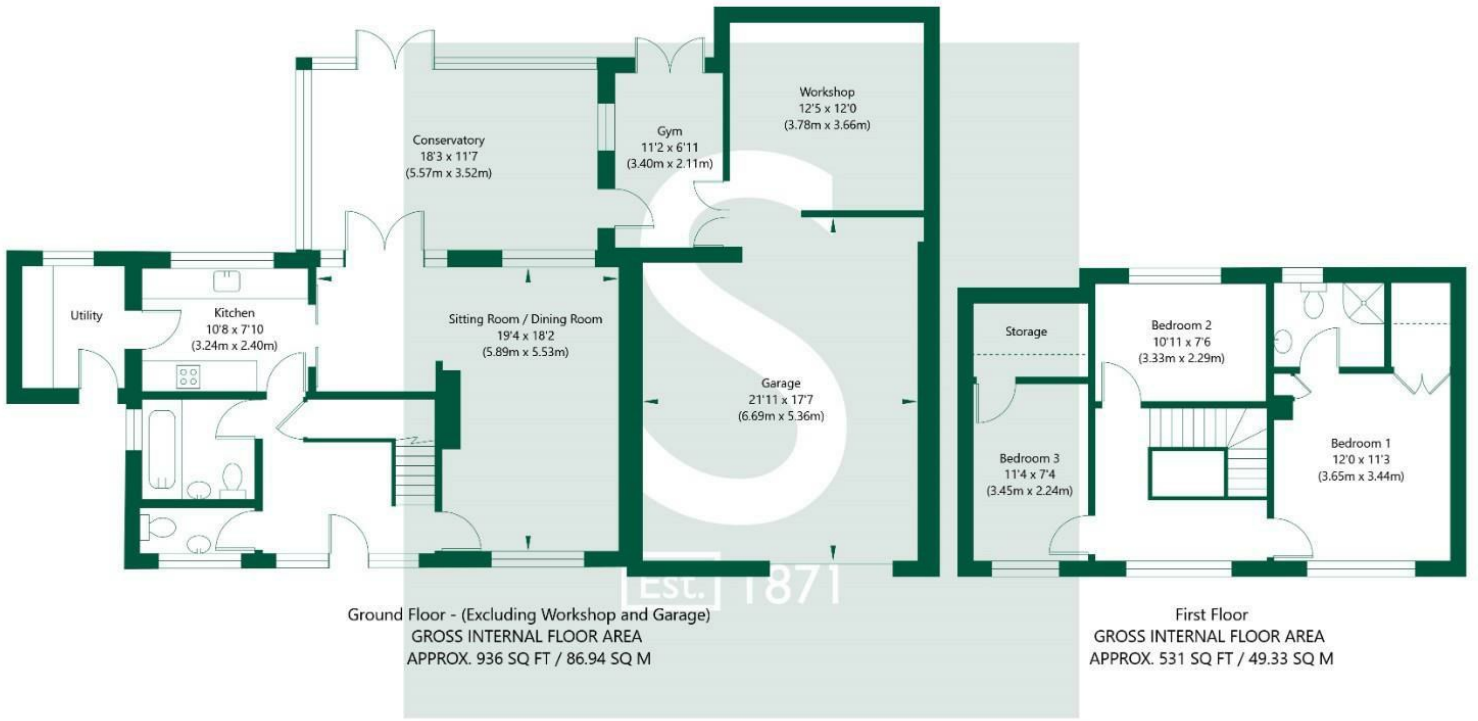

Ground Floor - (Excluding Workshop and Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 936 SQ FT / 86.94 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 531 SQ FT / 49.33 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1467 SQ FT / 136.27 SQ M - (Excluding Workshop and Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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