

Landing Lane, Riccall, York

£270,000

Stephensons
estate agents & chartered surveyors

Landing Lane, York YO19 6PW

Est. 1871

£270,000

Situated in the sought-after village of Riccall, this three-bedroom semi-detached property offers well-proportioned accommodation, making it an ideal choice for first-time buyers and small families alike. Perfectly positioned for commuting to both York and Selby, the property combines practical living space with a welcoming feel throughout. Offered to the market with no onward chain.

Upon entering the property, you are welcomed into a spacious entrance hall, providing access to the principal ground-floor accommodation and featuring stairs rising to the first floor.

Positioned to the left is the lounge, which overlooks the front of the property and provides a comfortable space to relax. A feature brick fireplace with an electric log burner-style fire creates an attractive focal point to the room.

The kitchen is fitted with wooden cabinetry, painted in a contemporary blue shade, complemented by oak-effect worktops. Practical features include an integrated dishwasher, white ceramic sink and electric range-style cooker. The kitchen flows through to a dedicated dining area, which enjoys views over the rear garden through bifold doors, creating a pleasant setting for everyday dining and entertaining.

To the rear of the property is a useful utility space, offering space and plumbing for laundry facilities. The current owners also make use of this versatile area as a home-working space, demonstrating its potential to suit a variety of needs.







Tenure: Freehold
Services/Utilities: All mains services connected
Broadband Coverage: up to 1600* Mbps download speed
EPC Rating: 63 (D)
Council Tax: North Yorkshire Council Band B
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.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

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











Accessed from the utility area is a convenient shower room, comprising a walk-in shower cubicle, vanity wash hand basin, chrome heated towel rail and WC.

To the first floor are three bedrooms, all served by the family bathroom.

Bedroom One is the largest of the three and is positioned to the front of the property. Fitted wardrobes provide excellent storage, helping to maximise the available floor space.

Bedroom Two is another spacious double bedroom, situated to the rear and enjoying views over the garden.

Bedroom Three is currently utilised as a nursery, although it would equally lend itself to use as a home office, dressing room or additional bedroom, depending on the needs of the new owners.

Completing the first-floor accommodation is the family bathroom, finished with attractive blue panelling. The suite comprises a traditional roll-top bath with handheld shower attachment, pedestal wash hand basin, chrome heated towel rail and WC.

Externally, the property benefits from a spacious front garden, which is mainly laid to lawn and provides an attractive approach. A paved pathway leads to the front entrance and continues around the side of the property, offering convenient access to the rear.

To the rear is a manageable garden, laid predominantly to lawn with slate chippings around the perimeter and a decking area, providing an ideal space for outdoor seating and entertaining. This outdoor space offers a pleasant setting to enjoy the warmer months, with scope for outdoor seating and low-maintenance gardening.

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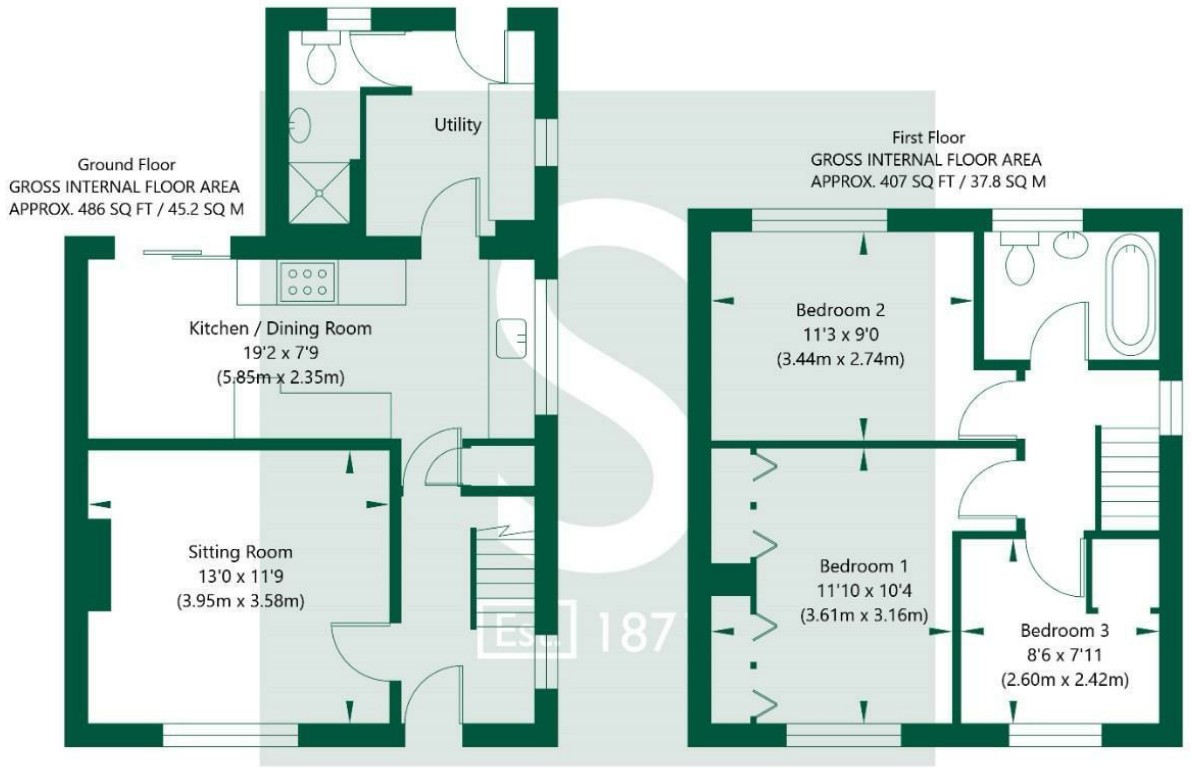
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 83 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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