

Holmes Drive, Riccall, York

Offers Over £230,000

Stephensons
estate agents & chartered surveyors

Holmes Drive, York YO19 6RT

Est. 1871

Offers Over £230,000

An opportunity to acquire a three-bedroom detached property, occupying a pleasant position within a popular residential cul-de-sac in the village of Riccall. The property is offered for sale with vacant possession and, importantly, no onward chain, presenting an opportunity for a purchaser to modernise and update the accommodation to their own requirements.







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The accommodation begins with a front entrance porch, leading through into the principal sitting room. The ground floor has a relatively open arrangement, with the staircase forming a central division between the reception areas. The sitting room is positioned to the front of the property and benefits from a double-glazed bay window, together with an exposed brick fireplace incorporating an electric fire.

Beyond the staircase, a further reception area provides flexibility for a variety of uses, whether as a separate dining room, additional sitting area or family room. This space is presently divided from the kitchen, although there is scope to reconsider the existing layout, with the potential to create a more open-plan arrangement, subject to the necessary consents. French doors provide direct access into the rear garden.

The kitchen is fitted with a range of wall and base units arranged along two elevations, incorporating a stainless steel sink and drainer. There is a double-glazed window overlooking the rear garden, together with an integral door providing access into the attached garage. The existing ground floor layout offers some interesting possibilities for a purchaser wishing to reconfigure the accommodation, including opening up the

Services/Utilities: All mains services connected
Broadband Coverage: Up to 1800* Mbps download speed
EPC Rating: TBC
Council Tax: North Yorkshire Council Band C
Viewings: Strictly via the agent – Stephensons Estate Agents – 01757 706707
*Download speeds vary by broadband providers so please check with them before purchasing.











kitchen and adjoining reception room or, alternatively, exploring the potential to incorporate part or all of the attached garage into the living accommodation, subject to the necessary planning and building regulation approvals.

The first floor is arranged around a central landing, giving access to three bedrooms and the house bathroom. All three bedrooms benefit from double-glazed windows and central heating radiators, with the accommodation providing a straightforward layout which could be updated and adapted to suit individual requirements.

The house bathroom is fitted with a walk-in shower enclosure, low-flush WC and pedestal wash hand basin, with full-height tiling to the surrounding walls. A frosted double-glazed window provides natural light and ventilation.

Overall, the property would now benefit from a programme of general refurbishment and modernisation, although the existing layout and detached design provide a good starting point. There is clear opportunity for an incoming purchaser to reassess the accommodation, undertake improvements and create a home more reflective of their own tastes and requirements.

Externally, the property occupies a pleasant position within this established residential street, with an attached garage to the left-hand elevation and driveway parking to the front. The rear garden is of a good size and enclosed by fenced boundaries, with the current layout providing a blank canvas for a purchaser to undertake their own landscaping and create an outside space to suit their needs. The westerly-facing orientation is a particular advantage, enjoying afternoon sunshine and providing the opportunity to make the most of the evening sun.

The property will undoubtedly require investment, but for those prepared to undertake the necessary works, this represents an opportunity to acquire a detached home in a well-regarded village location, approximately nine miles south of York city centre.

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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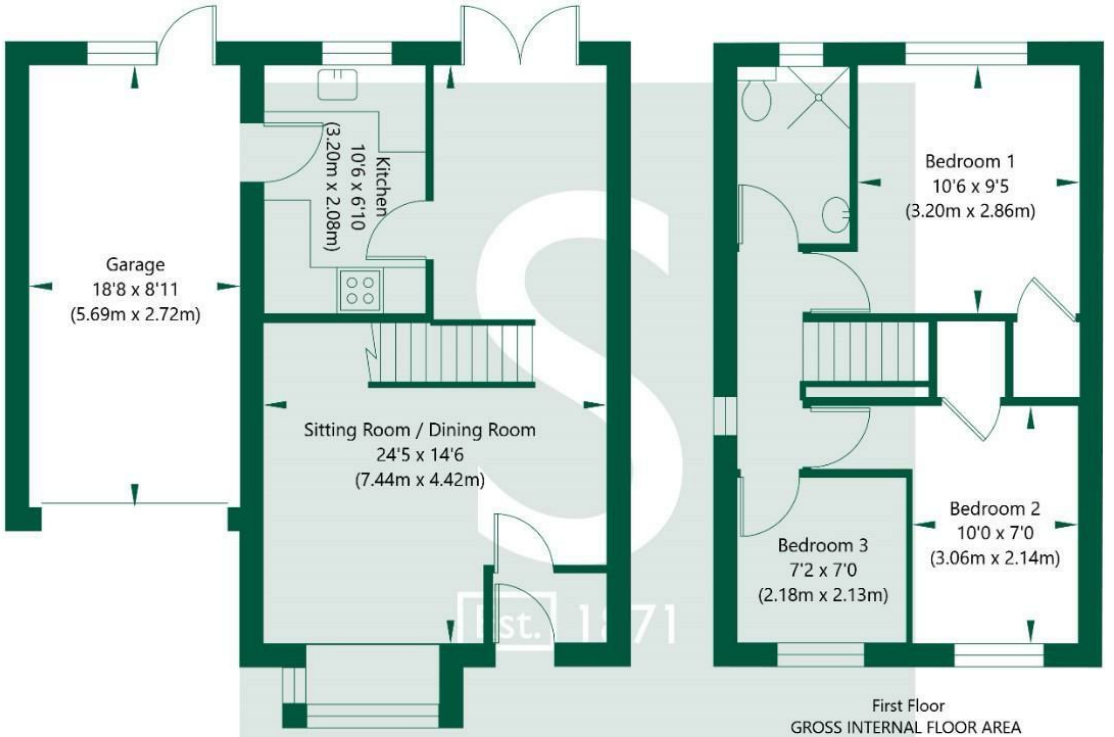
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Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 353 SQ FT / 32.84 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 352 SQ FT / 32.69 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 705 SQ FT / 65.53 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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