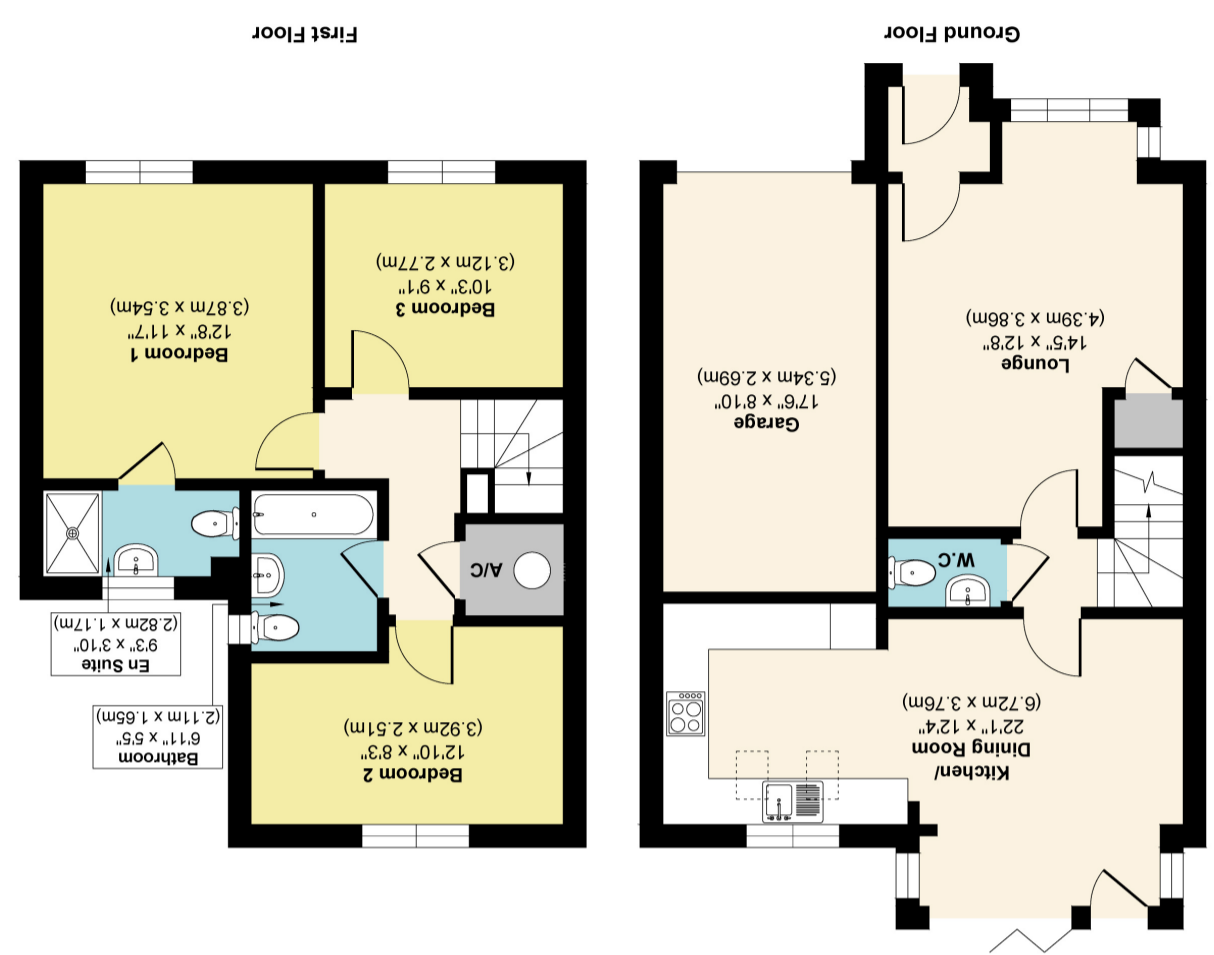


Illustration for identification purposes only, measurements approximate, not to scale.  
Copyright and Produced by MS Property Marketing.



Approx. Gross Internal Floor Area 1,202 sq. ft / 111.65 sq. m





## Station Rise, Riccall, York YO19 6JR

A fantastic and well presented town house located in a recently completed development in the popular village of Riccall. The property briefly comprises; entrance hall, lounge with large storage cupboard, modern dining kitchen with bi-folding doors leading out to the rear garden for seamless indoor - outdoor living, a ground floor w/c, three good sized bedrooms with an ensuite shower room to the master, and a three piece house bathroom.

The property also benefits from a manicured front garden, driveway, garage and an enclosed west facing rear garden with lawn and patio areas, perfect for entertaining with family and friends.

Within walking distance all of the local amenities that Riccall has to offer and ready to move straight in to and enjoy, we feel this home deserves to be viewed to truly appreciate the size and standard of accommodation on offer.

- Modern Town House
- Dining Kitchen
- Ground Floor W/C
- Three Good Sized Bedrooms
- Garage
- Enclosed Rear Garden
- Village Location
- Local Amenities Nearby

Travelling into Riccall from the A19 on Main Street turn left on to Station Road and then left again in to Station Rise where the property is located on the left hand side and can be identified by our for sale sign.

Riccall is a sought after village situated off the A19 and is ideal for the commuters for York, Selby, Hull and Leeds. Having good transport links with the M62, M1, A1 and A64. The village itself offers a Post Office, shopping facilities, 2 public houses and restaurants. There is a good local primary school and a regular bus services between York and Selby. Community facilities include a village hall and a well equipped play park. There is easy access to the national cycle network (route 64) and Skipwith Common conservation area.

