



33 SELBY ROAD, RICCALL
Asking Price £670,000

Carter Jonas

33 SELBY ROAD, RICCALL, YORK YO19 6QP

Built to a high specification, this family home commands attention with its attractive facade and prominent position set back from the roadside with stunning woodlands as it's back drop.

At over 2700 square feet the accommodation is extensive and light-filled, thoughtfully designed to combine stylish modern conveniences with the substance of a more traditional country house.

Flowing from a spacious hallway with solid oak flooring the living space offers adaptable accommodation to suit your needs. The main living space is a generous sitting room featuring a characterful brick and oak beam fireplace with a wood burner and dual aspect windows with views towards the garden and woodland area.

The large kitchen offers an extensive range of painted solid wood wall units with a built in Rangemaster cooker and Belfast sink. Just off the kitchen is useful utility room with sink and fitted units and access to the double garage. A bright breakfast room is next to the kitchen with double glass doors leading to the patio. This versatile room could also be an ideal playroom or snug. The ground floor also offers a separate dining room, study, and WC.

To the first floor, the property continues to impress with a fabulous master suite complete with an ensuite bathroom and large walk-in wardrobe. There are 2 additional ensuite bedrooms, and 2 further double bedrooms served by a luxurious family bathroom.

Beautifully styled with contemporary fittings, this is a house with exceptional attention to detail and top-quality choices.

The generous driveway to the front of the house offers plentiful parking alongside the double garage. The impressive, landscaped gardens surround the house offering a number of areas to cook and dine including a built-in pizza oven, circular seating area with fire pit and an accompanying BBQ. With its stunning woodland backdrop this is the ideal space for entertaining.

The property is situated in the sought after village of Riccall which offers a range of local amenities including a mini-supermarket, post office/village shop, primary school, GP surgery, nursery, playground/playing fields, restaurants, church and two public houses.

With easy access to Selby, York, Leeds and motorway networks, the property is in an idyllic semi-rural setting with easy access to York, Selby, and Leeds there are also simple routes towards major routes such as the M62, A1 and the A64

A SIGNIFICANT 6-BEDROOM DETACHED HOUSE PROVIDING SPACIOUS AND VERSATILE ACCOMMODATION, BEAUTIFULLY PRESENTED, AND SET IN THE POPULAR VILLAGE OF RICCALL.





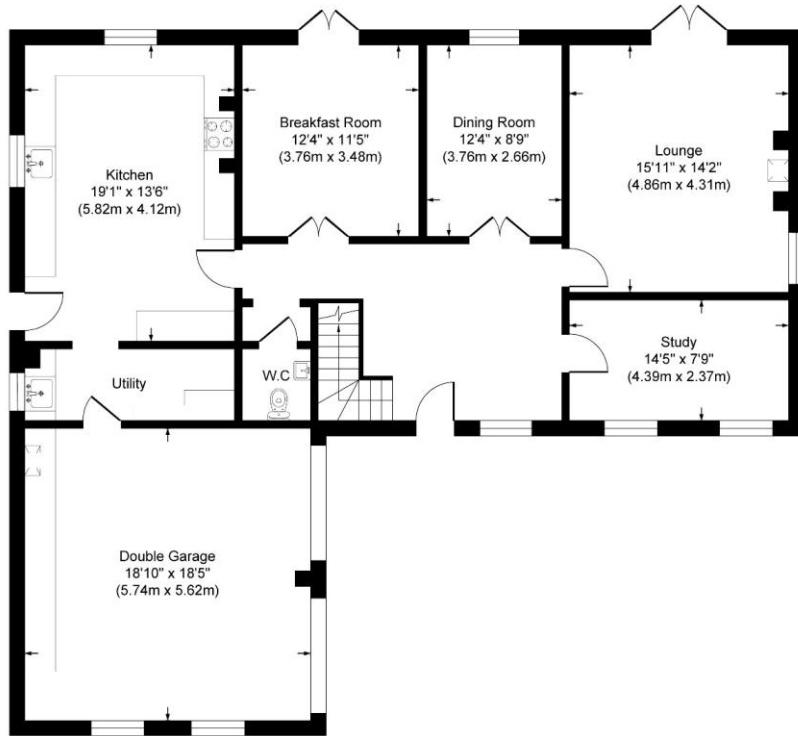
Classification L2 - Business Data



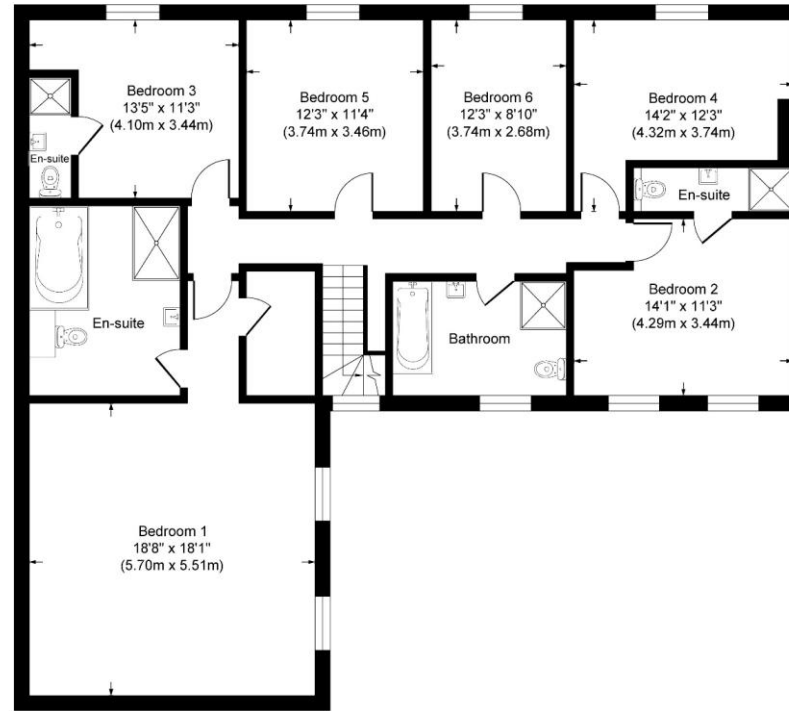
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Approximate Gross Internal Floor Area = 282.9 sq m / 3045 sq ft
 Ground Floor Area = 141.3 sq m / 1521 sq ft
 First Floor Area = 141.6 sq m / 1524 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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