Park Rôw



Station Rise, Riccall, York, YO19 6JR

Offers Over £375,000

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** OFF STREET PARKING ** GOOD COMMUTER LINKS ** Situated in the desirable village of Riccall, this semi-detached family home briefly comprises: Hall, Kitchen-Diner, Lounge and downstairs w.c. To the First Floor are four Bedrooms and Bathroom. To the Second Floor is the Master Bedroom with an En-Suite. Externally the property benefits from a driveway, single detached garage and a fully enclosed rear garden. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS BEAUTIFUL FAMILY HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.
























OH HEY!


















THE DOG HOUSE



PROPERTY OVERVIEW

Situated in the highly regarded village of Riccall, just a short distance from York, this attractive five-bedroom semi-detached property offers spacious and versatile accommodation, making it an ideal home for growing families. The property boasts a range of desirable features, including a contemporary open-plan kitchen diner, a generous master bedroom complete with en-suite facilities, and a detached garage providing additional storage or parking options. With its impressive bedroom count, well-proportioned living space and sought-after village setting, this property offers an excellent opportunity for buyers looking for a spacious family home within easy reach of York and its surrounding amenities.

GROUND FLOOR ACCOMMODATION

Hall
9'9" x 6'7" (2.98m x 2.03m)

Kitchen Diner
23'6" x 15'8" (7.17m x 4.78m)

Lounge
14'1" x 13'1" (4.31m x 3.99m)

Ground Floor w.c
5'2" x 2'10" (1.59m x 0.88m)

FIRST FLOOR ACCOMMODATION

Bedroom Two
11'8" x 10'6" (3.56m x 3.21m)

Bedroom Three
11'8" x 9'11" (3.57m x 3.04m)

Bedroom Four
11'6" x 5'4" (3.53m x 1.65m)

Bedroom Five
9'0" x 7'8" (2.76m x 2.35m)

Bathroom
6'5" x 5'6" (1.96m x 1.69m)

SECOND FLOOR ACCOMMODATION

Bedroom One
15'2" x 13'4" (4.63m x 4.07m)

En-Suite
8'0" x 5'2" (2.45m x 1.58m)

EXTERNAL

Front
Driveway with detached garage.

Rear
Artificial grass with paved area, seating and access to garage.

DIRECTIONS

From our Selby office on Finkle Street turn left onto Market Place. Proceed through Selby passing Selby Abbey on the left hand side. Heading towards York, go straight ahead at the traffic lights over the Toll Bridge. At the roundabout, take the second exit A19 heading towards York. Proceed for approximately three miles and turn left into the village of Riccall onto Main Street. Procced until you turn right onto Station Road, then a left into Station Rise, where the property can be clearly identified by a Park Row 'For Sale' board.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Gas Mains
Sewerage: Mains
Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

Agent's Note

Some marketing materials for this property (including photographs and descriptions) may have been enhanced using AI for illustrative purposes only. These do not alter the property's actual condition or features. Please arrange a viewing and verify all details independently.

AML Fee

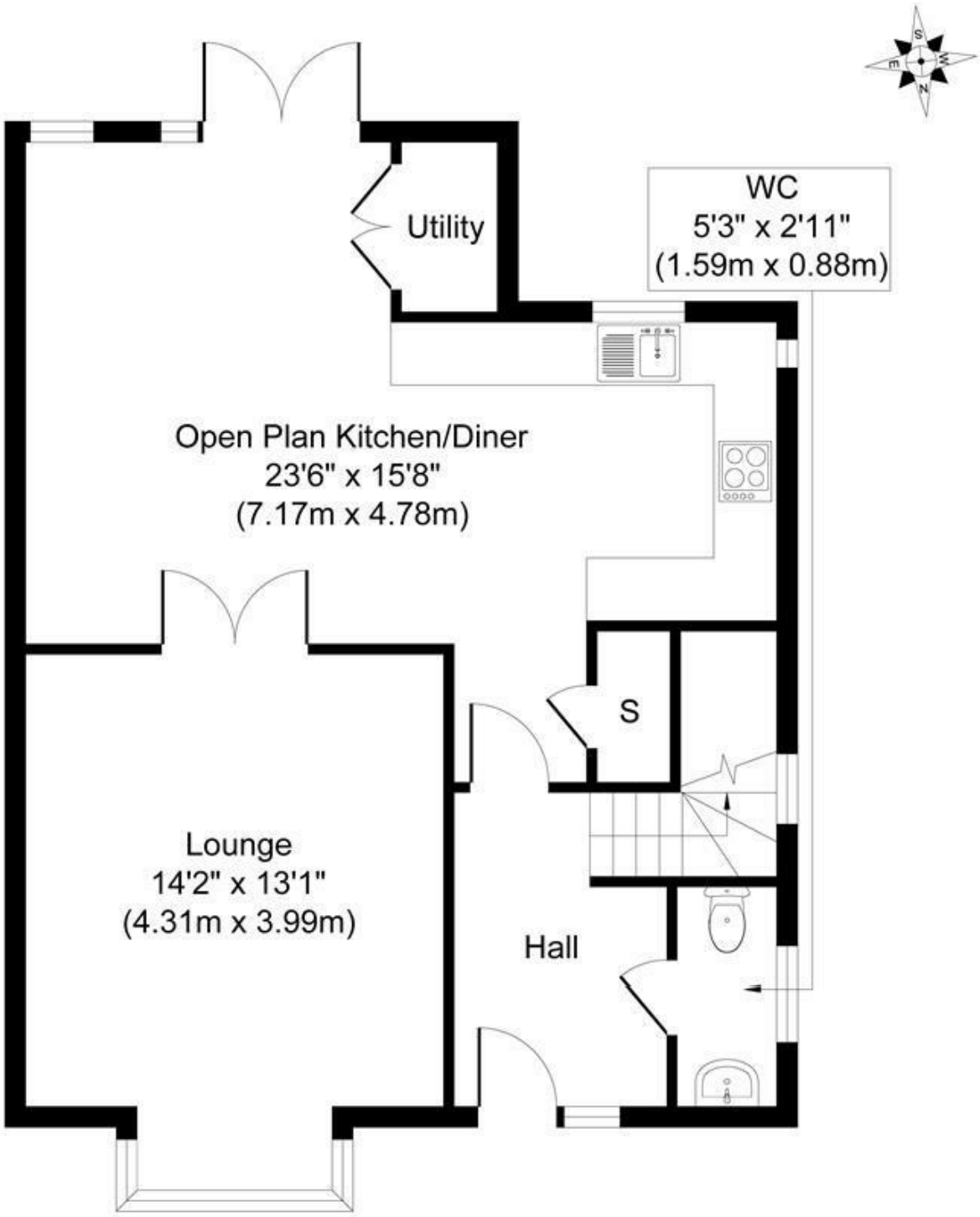
Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

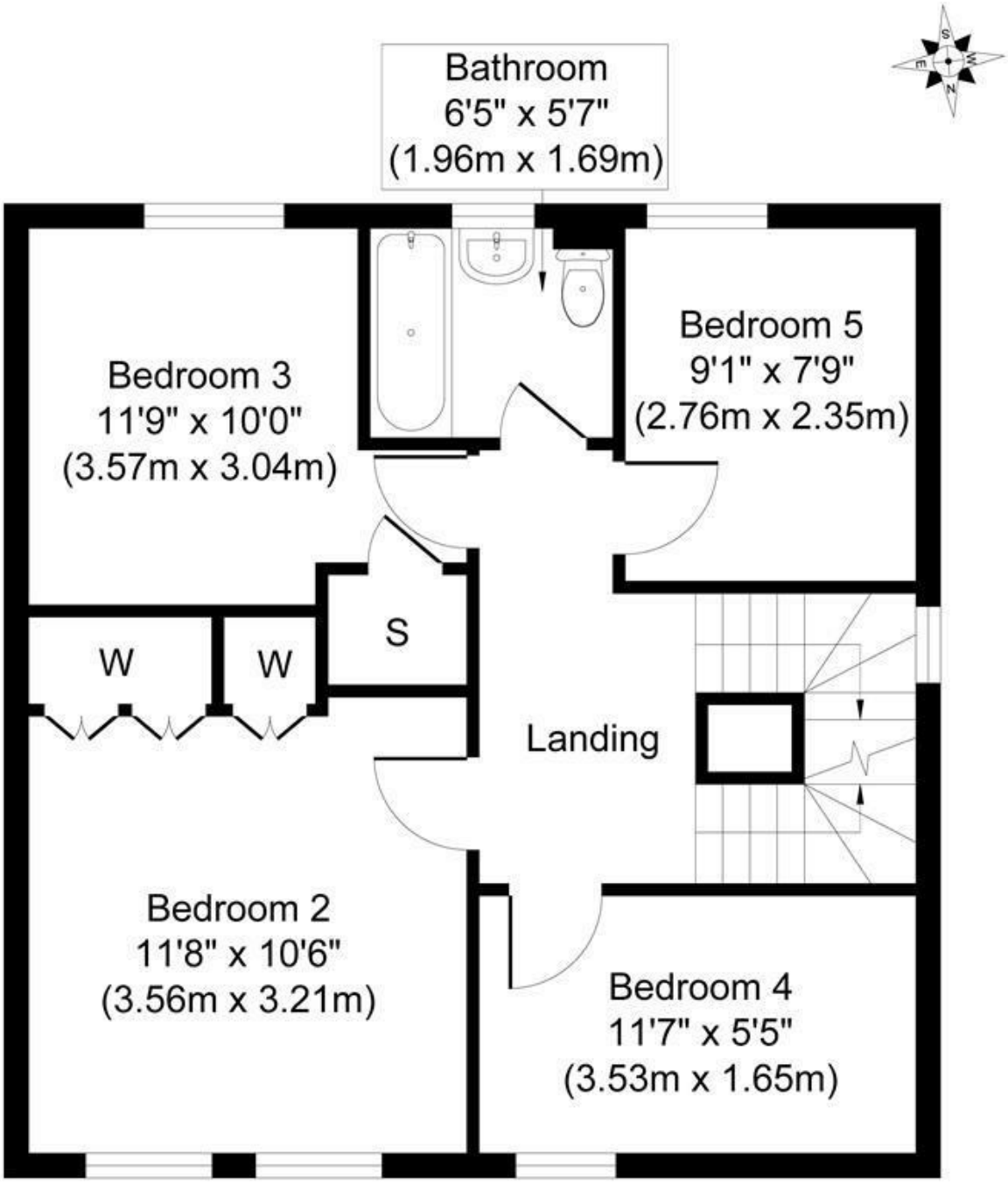
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT/CASTLEFORD - 01977 791133



Ground Floor
Approximate Floor Area
676 sq. ft
(62.79 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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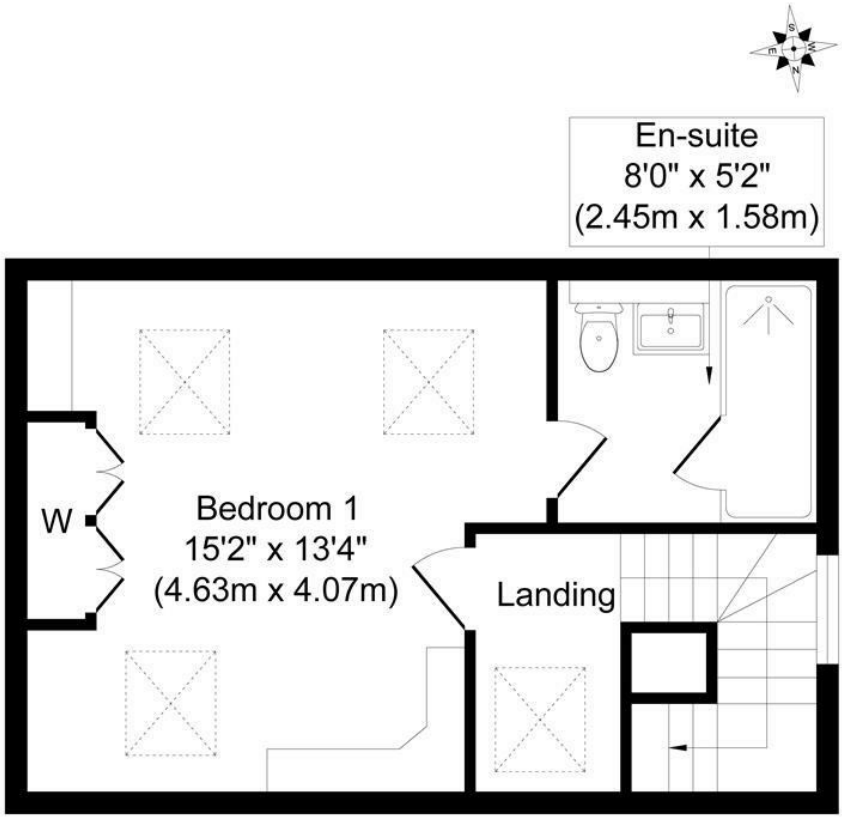
First Floor
Approximate Floor Area
577 sq. ft
(53.56 sq. m)

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Second Floor
Approximate Floor Area
358 sq. ft
(33.27 sq. m)

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T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

