



23 King Rudding Close, York, YO19 6RY

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Asking Price £440,000

DESCRIPTION

No onward chain. Hunters Selby are delighted to present this substantial four-bedroom detached family home, offering spacious and versatile accommodation throughout. Ideally positioned on the popular King Rudding Close, the property enjoys a desirable setting within the sought-after village of Riccall.

The ground floor is perfectly suited to modern family life, with a spacious kitchen diner forming the heart of the home. Fitted with a range of integrated appliances and a range cooker, it provides an ideal setting for both everyday meals and entertaining. The welcoming living room features a gas-fired inglenook fireplace, creating a cosy focal point, while direct access into the conservatory adds further flexible living space and a pleasant connection to the rear garden.

Upstairs are four generous double bedrooms, including an impressive principal bedroom with its own dressing area and en-suite, together with a family bathroom. Outside, the property benefits from a private and enclosed rear garden, generous driveway parking and a converted garage, currently utilised as a home gym.

Riccall is a popular and well-connected village with local shops, primary school, nursery, GP surgery and pubs, while offering convenient access to both York and Selby.

With its 1,908 sq ft of accommodation, four double bedrooms and excellent potential, this is a rare opportunity to create a superb long-term family home..

Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

The property is situated centrally within the attractive village of Riccall which lies around eight miles to the South of York and around four miles to the North of Selby with easy access to the A64 North and M62/M18 South. Local amenities include a mini-supermarket, post office village shop, GP surgery, nursery, village school, playground/playing fields, restaurants, church, two public houses, hairdressers and Regen Community/Social Centre.

DIRECTIONS

From Selby - leave on the A19 towards York, take the left turning into Main Street in Riccall take the right hand turn onto Station Road and then left onto King Rudding Close where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : D

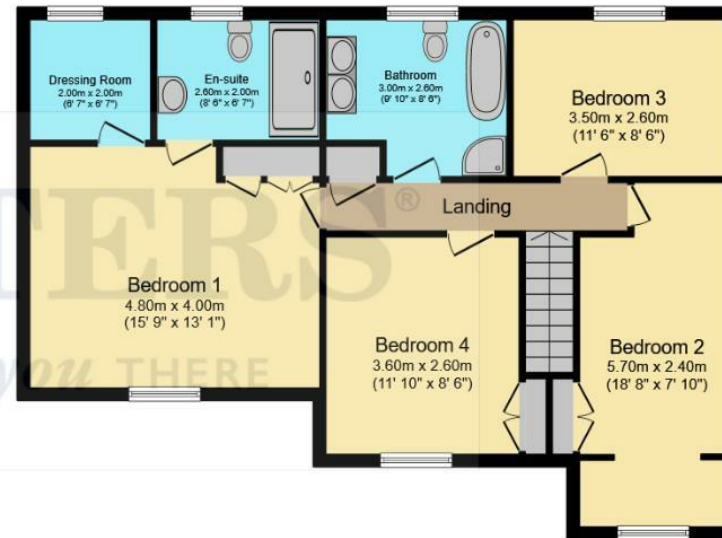
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Ground Floor

Floor area 97.0 sq.m. (1,044 sq.ft.)



First Floor

Floor area 80.3 sq.m. (864 sq.ft.)

Total floor area: 177.3 sq.m. (1,908 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	59	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		







