

HUDSON MOODY

The Gables, 10 Kelfield Road, Riccall, York YO19 6PG

An impressive Grade II listed Georgian detached house, occupying a prominent position on Kelfield Road in the heart of Riccall. This handsome double-fronted home offers over 3,000 sq. ft. of versatile accommodation, combining period character with a substantial rear extension, an attached double garage and two enclosed gardens.

- Impressive Partly Grade 11 Listed Georgian House in Rural Village
- Three Reception Rooms
- Kitchen, Utility and Ground Floor WC.
- Two First Floor Double Bedrooms
- Master Bedroom Suite and Dressing Room
- Flexible Attic Space Providing 1 or 2 Further Bedrooms
- Under Eaves Storage
- Double Garage with Office/Room Over & EV Car Charger
- Charming Courtyard Garden and Walled Garden
- Good Village Shops and Amenities

Chain Free £750,000

Tenure: Freehold

Council Tax Band: G







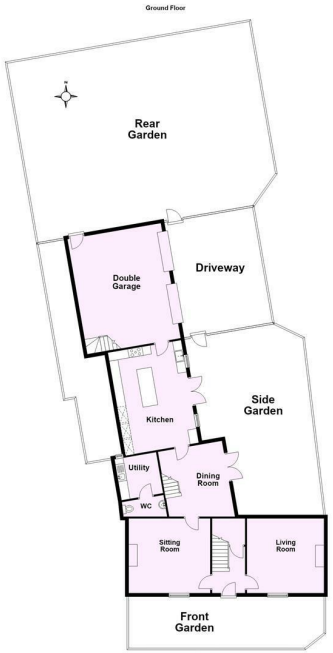
















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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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