



**ROMANS CLOSE, RICCALL**  
Offers Over £400,000

**Carter Jonas**

# ROMANS CLOSE, RICCALL, YO19 6NS

This 4-bedroom detached home, captures the essence of rustic living whilst offering all the comforts of modern life. Built-in 1992, the architects' injected cottage-character into the property with, exposed pillars, beams, and brickwork that tell a story of craftsmanship and care. Occupying a generous corner plot in the heart of Riccall, the property boasts a wraparound garden, a large garage, and ample off-street parking.

Step inside to discover a home that flows effortlessly from room to room. The welcoming entrance hall leads to two inviting reception rooms, a study, and a country-style kitchen equipped with integrated appliances. The sitting room serves as a cosy retreat, complete with a log-burning stove and multi-paned windows that invite natural light to dance across the space.

Upstairs, the principal bedroom suite offers an en-suite shower room and walk-in wardrobe, whilst three additional bedrooms and a family bathroom provide comfortable accommodation for family and guests alike.

Externally, the well-manicured lawn adorned with clipped shrubs greets visitors at the front, and to the rear of the property, there is a driveway leading to a spacious double garage. The open wraparound garden offers a canvas for outdoor living, and a secluded courtyard provides the perfect spot for al fresco dining.

Situated just moments from Riccall's village centre, this property enjoys the best of both worlds.

The village itself is a treasure trove of amenities, boasting pubs, cafes, shops, and a 'Good' rated primary school. Nature enthusiasts will delight in the nearby riverside walks and cycle routes. York is a mere 30-minute drive away, with its Designer Outlet and ring road even closer. No. 1 Romans Close isn't just a house – it's a home that offers the perfect balance of rural tranquillity and modern convenience, all wrapped up in a package of undeniable charm and character.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** D

## CHARMING DETACHED PROPERTY SOUTH OF YORK IN THE VILLAGE OF RICCALL.





Classification L2 - Business Data



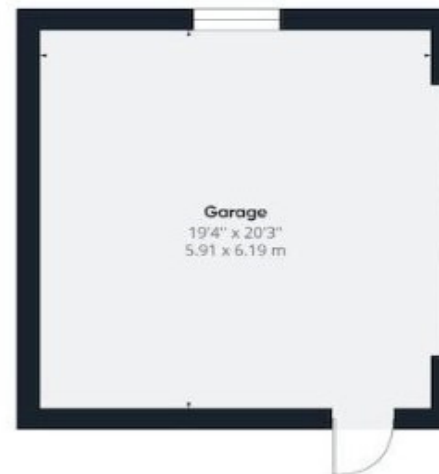
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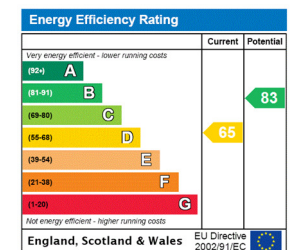
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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