



2 Mill Lane, Stillington, York YO61 1NG

Stephensons

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ESTD 1871

Stephensons

Guide Price £269,995

A fabulous 3 bedroom semi-detached property located on the fringes of Stillington featuring a stylish and contemporary interior that includes a reception hall, sitting room and impressive dining kitchen both enjoying the benefit of a double sided multi fuel burning stove, principal bedroom with rural views, 2 further bedrooms and a luxurious shower room complemented by a 2022 installed Bluetooth controlled electric heating system, off road parking, useful covered side porch, external utility room and a delightful rear garden backing onto farmland.

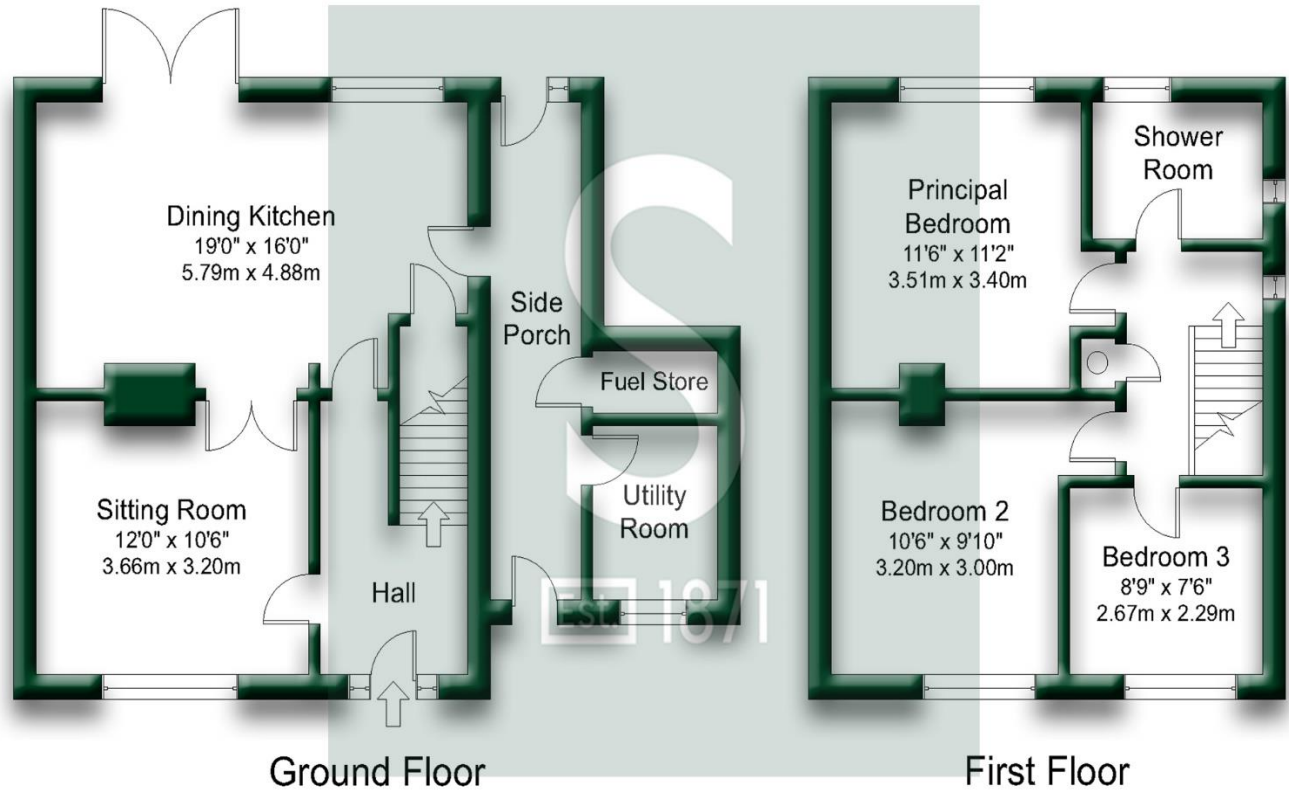
Hambleton District Council - Tax Band C

Viewings via Easingwold Office 01347 821145



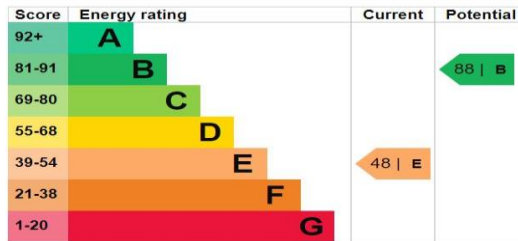
A reception hall with tiled floor and independently controlled underfloor heating leads off into a sitting room with double doors into an impressively appointed 19'0" long dining kitchen, both of which enjoying the benefits of a double sided multi-fuel burning stove. The stylish Winchmore Studio kitchen features further underfloor heating, iroko worktops, freestanding appliances space and a walk-in pantry complemented by double doors off the dining area out into the rear garden and a door off the kitchen into a useful 20'1" long covered side porch with access into a fuel store and an external utility room with period style sink, appliance space and plumbing for a washing machine. The first floor landing leads off into a principal bedroom with far reaching rural views, 2 further bedrooms and a luxuriously appointed shower room (2017) with underfloor heating. Other internal features of note include double glazing and 2022 installed Terma Moa Blue Bluetooth app controlled electric radiator heating system. Externally a driveway at the front provides parking and the delightful rear garden features a lawn, shrub border and a vegetable/kitchen garden area with fabulous views from the rear boundary across the adjoining farmland and countryside beyond.





Gross internal floor area excluding Side Porch, Utility and Store (approx.): 81.1 sq m (874 sq ft)

Not to Scale.
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Services

We have been informed by the Vendor that all mains services are connected to the property except gas.

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