



## Parkfield, Stillington Guide Price £199,995

An opportunity to cosmetically update and generally improve a 2 bedroom semi-detached bungalow with garage and gardens, enjoying a cul-de-sac position on the fringes of the picturesque and highly regarded village of Stillington, situated 8 miles north of York and 3 miles east of Easingwold.

\*\*\* NO ONWARD CHAIN \*\*\*



## Property Overview

Offered with vacant possession and free of any onward chain, this 2 bedroom semi-detached bungalow offers potential buyers with a "blank canvas" to generally update and cosmetically improve the interior as well as rediscover and enjoy the gardens that extend to 3 sides of the property.

## Inside

A side entrance leads into the kitchen which features the original base and wall storage cupboards, freestanding appliance space and provides potential purchasers with an opportunity to update, replace and restyle to taste. The 17'4" long living room features an open fireplace and access into the former front lobby which now provides useful storage space.

An inner hallway leads off into 2 bedrooms (1 with fitted wardrobes and both with rear garden views) and a bathroom with the original coloured suite, providing potential purchasers with a further opportunity to update, replace and restyle to taste.

Other internal features of note include partial night storage heating and a mix of both single and double glazed windows.

## Outside

Externally, a driveway provides parking and access into a single garage. The larger than average side garden is mainly laid to lawn and features a dome shaped greenhouse. The rear garden is in need of rediscovering and benefits from pedestrian access out on to Mill Lane.

## Services

We have been informed by the vendor that all mains services are connected to the property with the exception of gas.

## Energy Efficiency

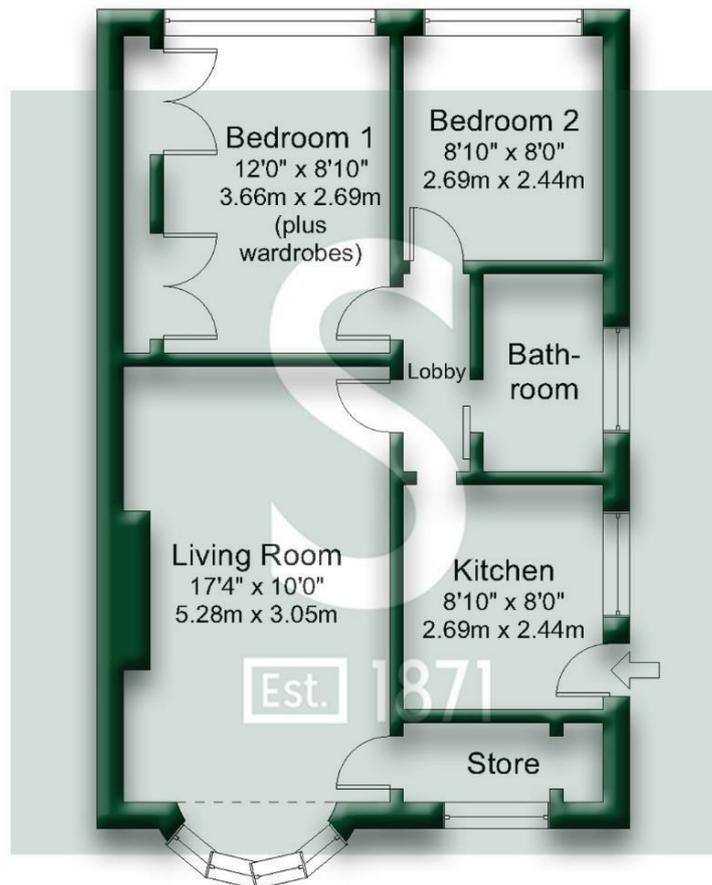
This property's current energy rating is 32 (F) and has the potential to be improved to an EPC rating of 88 (B).

## Council Tax & Post Code

This property sits within Hambleton District Council and is in the tax band of C. The Postcode for the property is YO61 1JN.

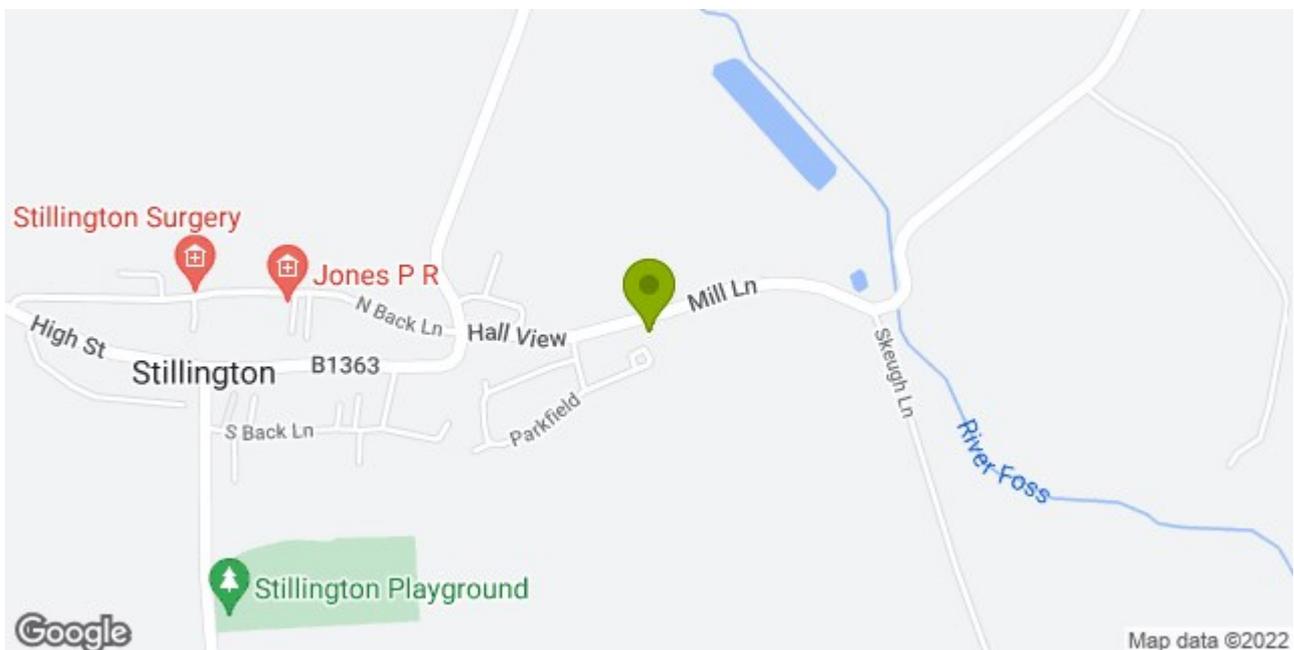
## Tenure

We have been informed by the vendor that the property is freehold.



Gross internal floor area (approx.): 48.4 sq m (522 sq ft)

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