



## Parkfield, Stillington Guide Price £269,995

A stylish and surprisingly spacious 3 bedroom semi-detached bungalow, located on the rural fringes of Stillington, featuring extended living space that includes a principal bedroom with dressing room and en-suite shower room, sitting room with wood burning stove and a beautifully appointed dining kitchen.

\*\*\* RURAL VIEWS TO THE REAR & NO ONWARD CHAIN \*\*\*



## Property Overview

Enjoying an enviable cul-de-sac position in the picturesque village of Stillington (around 4 miles east of Easingwold and 8 miles north of York), this fabulous semi-detached bungalow was extended in 2016 to feature a beautifully presented interior that includes 3 bedrooms (1 with en-suite shower and dressing room), spacious sitting room and a stylish dining kitchen, complemented by off road parking, single garage and a rear garden blessed with glorious rural views to the rear.

## Inside

A centrally heated entrance porch opens into an impressive 20'6" long dining kitchen featuring a range of contemporary base and wall storage cupboards, stylish worktops and a comprehensive range of integrated appliances to include a ceramic hob with stainless steel filter canopy above, eye-level oven, grill and microwave, fridge, freezer, dishwasher and washing machine. The 18'6" long sitting room features a wood burning stove and front garden views.



The sensibly separated sleeping space within the property provides a principal bedroom with double doors out into the rear garden and delightful rural views plus en-suite dressing room and a luxuriously appointed shower room, 2 further bedrooms and spacious bathroom.

Other internal features of note include LPG gas fired radiator central heating and double glazing.

## Outside

The front garden is mainly laid to lawn and a shingled hardstanding provides off parking. A shared driveway leads down to a single garage (19'10" x 9'8") with a maximum access width of 8'9".



The rear garden is mainly laid to lawn and features a decked seating area on the rear boundary from which to enjoy the glorious rural views.

## 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 E (46) and has the potential to be improved to an EPC rating of C (69).



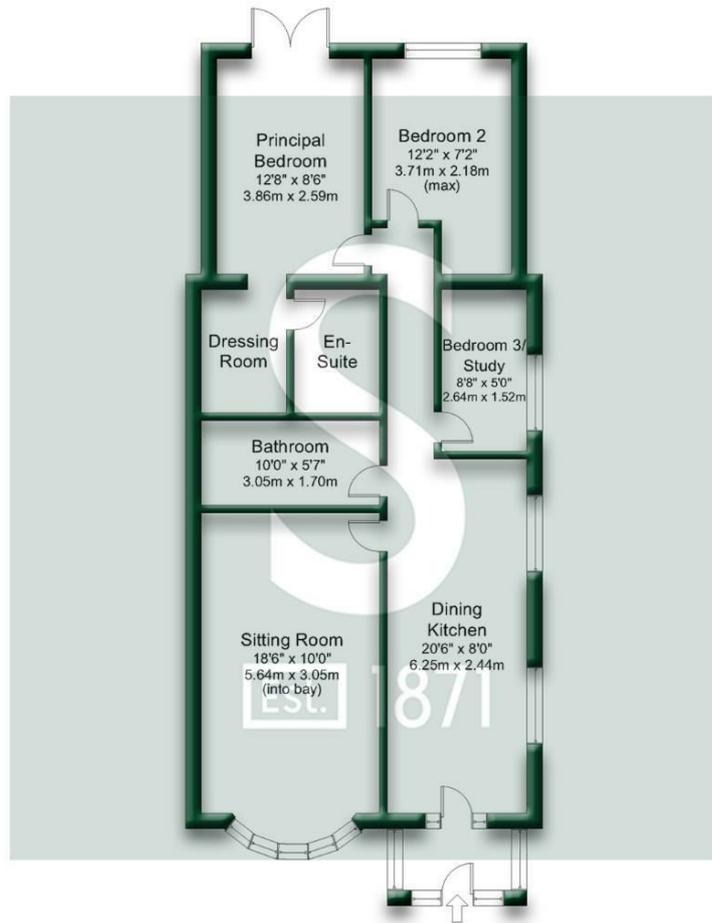
## Council Tax & Postcode

The property sits within Hambleton District Council and the property is in the tax band of C . The property's postcode is YO61 1JN.

## Tenure

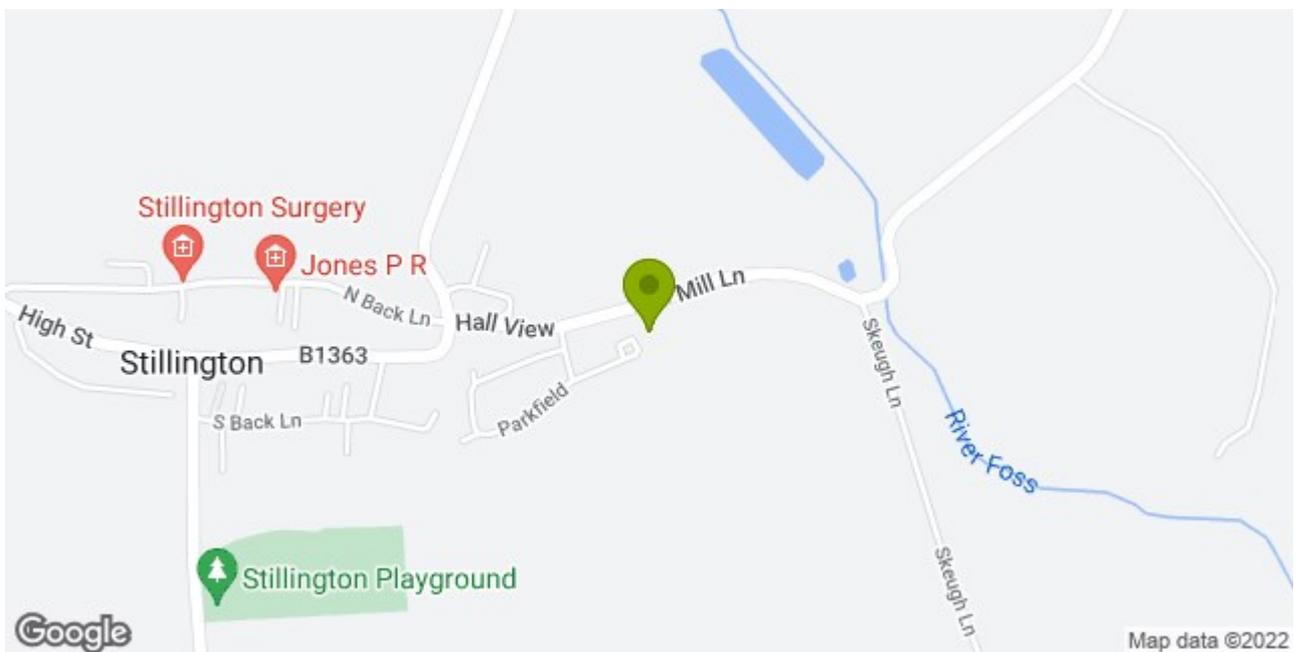
We have been informed by the Vendor that the property is freehold.





Gross internal floor area (approx.): 84.5 sq m (910 sq ft)

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