



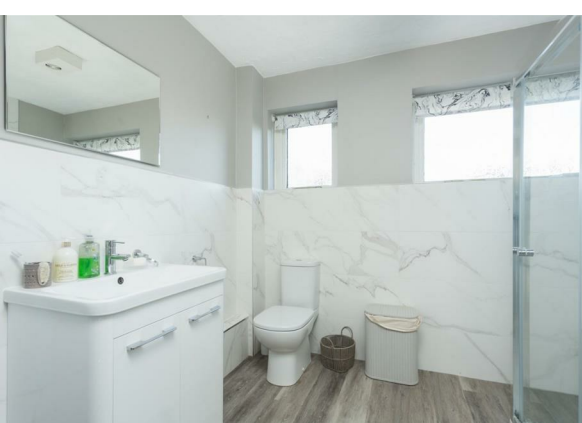
## Parkfield, Stillington Guide Price £310,000

An exciting opportunity to cosmetically update and generally improve a spacious 2 bedroom detached bungalow located on the rural fringes of Stillington. Features include a 29'0" (8.84m) long lounge/dining room, stylish shower room and a delightful rear garden with far reaching views across open countryside to the rear.

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

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## Inside

A generous reception hall with cloaks storage cupboard leads off into a 29'0" (8.84m) long lounge/dining room with feature fireplace, sliding doors off the dining area out onto a paved seating area and fabulous views across the rear garden and open countryside beyond.

The kitchen also enjoys views across the rear garden and presents a buyer with an opportunity to update, replace and restyle the original base and wall storage cupboards to their own personal taste. The kitchen currently includes a built-in double oven and hob, freestanding appliance space and a double glazed door out to the side of the property.

The bungalow provides a generous principal bedroom with built-in wardrobes, a second double bedroom with fitted wash basin and a stylish shower room featuring a larger than average walk-in shower and a heated towel rail.

Other internal features of note include an oil fired central heating system to radiators and the original sealed unit double glazing.

## Outside

The front garden is mainly laid to lawn and a driveway provides parking and access into an attached single garage.

The delightful rear garden enjoys far reaching rural views and features a sculptured lawn, paved pathways and a seating areas, ornamental fish pond and flower bed borders.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 76\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

E

## Council Tax

E - North Yorkshire Council

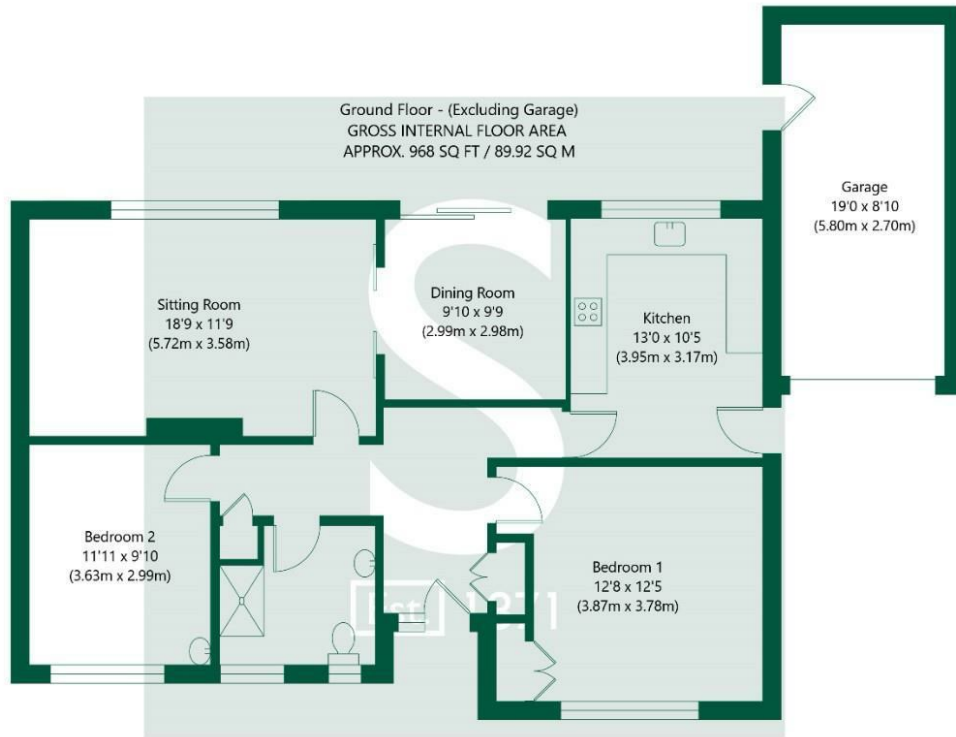
## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

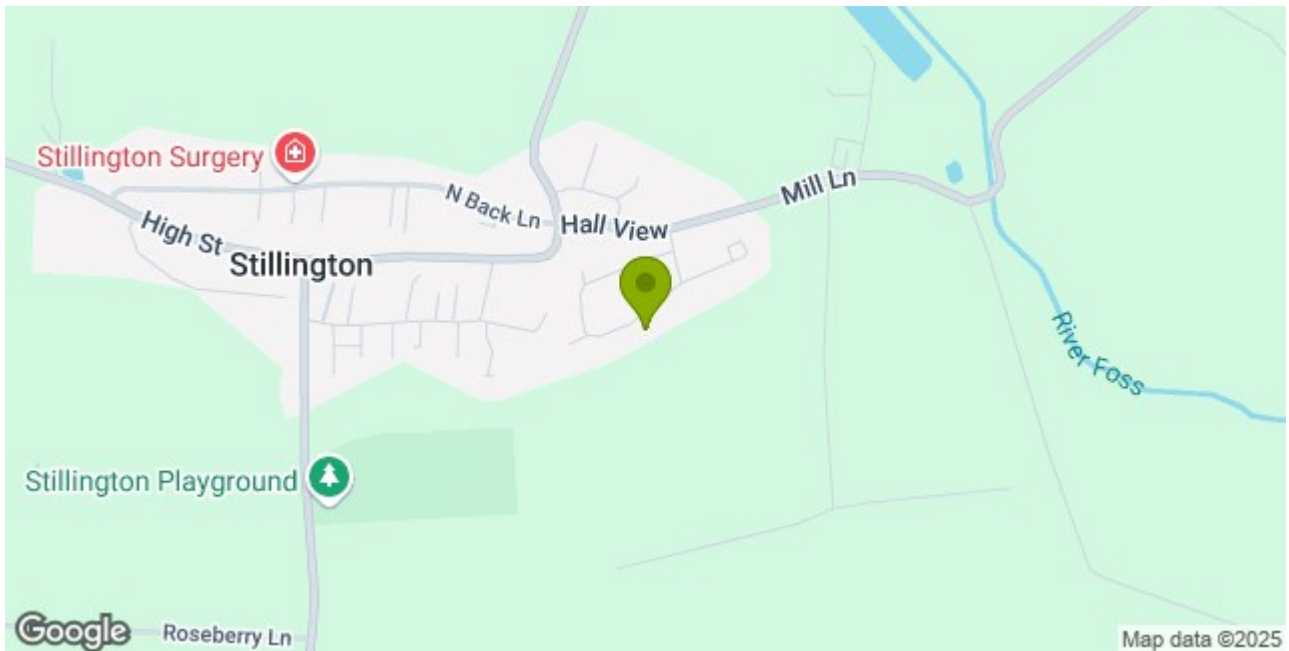
## Current Planning Permissions

No current valid planning permissions

# Parkfield, Stillington, York, YO61 1JP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 968 SQ FT / 89.92 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Associates

N Lawrence

