



Stillington Road Easingwold

York, YO61 3GP

Guide Price £160,000

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WITH NO ONWARD CHAIN AN IMMACULATE AND BEAUTIFULLY PRESENTED SECOND FLOOR RETIREMENT APARTMENT, IN THIS HIGHLY POPULAR INDEPENDENT LIVING DEVELOPMENT BUILT BY MCCARTHY & STONE, MINUTES' WALK FROM EASINGWOLD MARKET PLACE AMENITIES.

Mileages: York - 13 miles, Thirsk - 11 miles (Distances Approximate).

With UPVC, Double Glazing, Electric Underfloor Heating, Quality Appointments with No Onward Chain.

#### Communal Reception

Welcoming Inner Reception Hall, Lounge with Garden View, Fitted Kitchen, Bedroom 1, Dressing Room and Bathroom.

#### Communal Gardens, Off Road Parking (subject to a fee)

Forming part of this attractive purpose-built development, specifically for the over 60's for independent living, consisting of 37 one and two bedroomead apartments with both lift and stairs access. With an on-site house manager and 24hr emergency call system provided by a personal pendant alarm, with call points in the apartment.

Entrance door with spy glass opens to a welcoming RECEPTION HALL.

LOUNGE with feature fireplace, electric convector fire, double glazed garden door with Juliet style balcony with delightful outlook over lawned and landscaped gardens.

FITTED KITCHEN with carpeted floor, comprehensively fitted with stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

From the hallway there is a useful UTILITY ROOM with plumbing for a washing machine and a useful STORE CUPBOARD which is shelved.

L-shaped BEDROOM EXTENDING TO 17'6 X 9'6 Benefiting from a walk-in dressing room

BATHROOM fully tiled and fitted with white suite comprising a panel bath with mains plumbed shower over with grab rail, WC, vanity unit with sink and mirror above. Vertical chrome towel radiator.

OUTSIDE delightful landscaped and tended communal garden.

#### SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager





Service charge: Currently £244.46 per month (for financial year end 30/09/2026)

#### CAR PARKING (PERMIT SCHEME)

**SUBJECT TO AVAILABILITY** Parking is by allocated space subject to availability. The fee is usually £250 per annum but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

#### GROUND RENT

Lease length: 999 years from Jan 2016

Ground rent: £425 per annum

Ground rent review: Jan 2031

**LOCATION** - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

**POSTCODE** - YO61 3GP

**COUNCIL TAX BAND** - C

**SERVICES** - Mains water, electricity and drainage, with electric heating.

**DIRECTIONS** - From our central Easingwold office, proceed south along Long Street and proceed onto Stillington Road, whereupon Stillington Oaks is positioned on the left hand side.

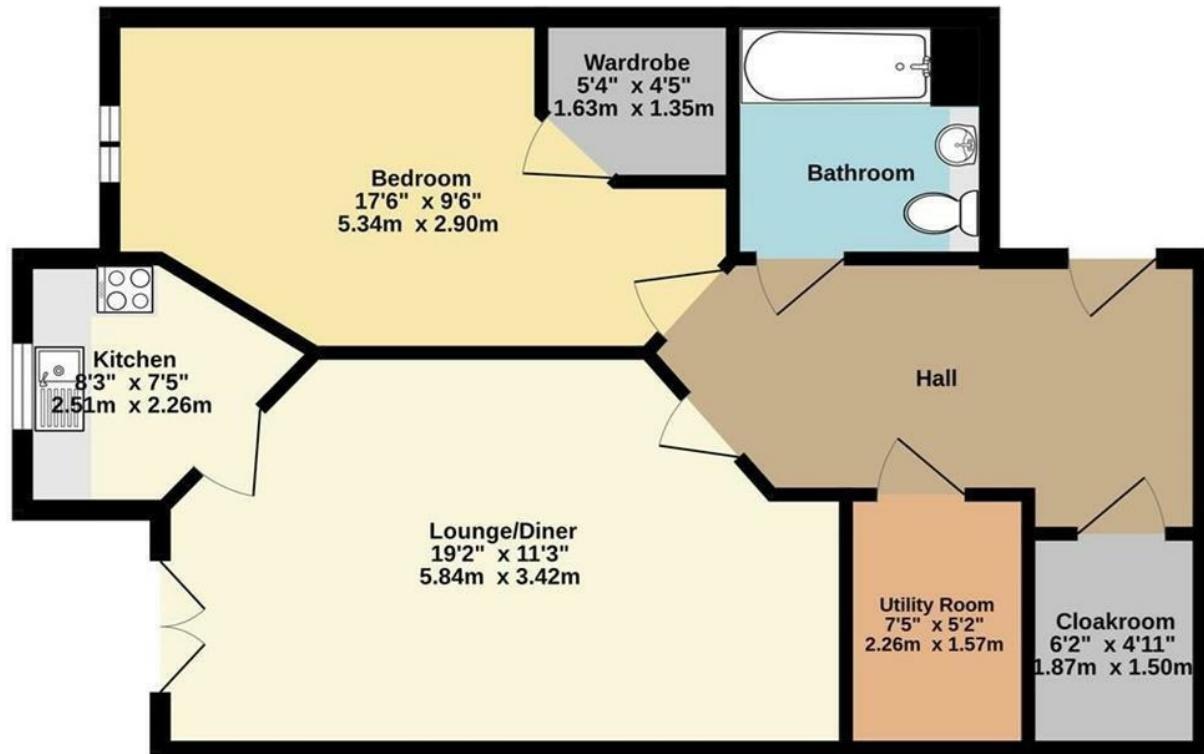
**VIEWING** - Strictly by prior appointment through the selling agents, Churchills, Tel 01347 822800, Email – [easingwold@churchilsyork.com](mailto:easingwold@churchilsyork.com).

**AGENTS NOTES**: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN

Ground Floor  
600 sq.ft. (55.7 sq.m.) approx.



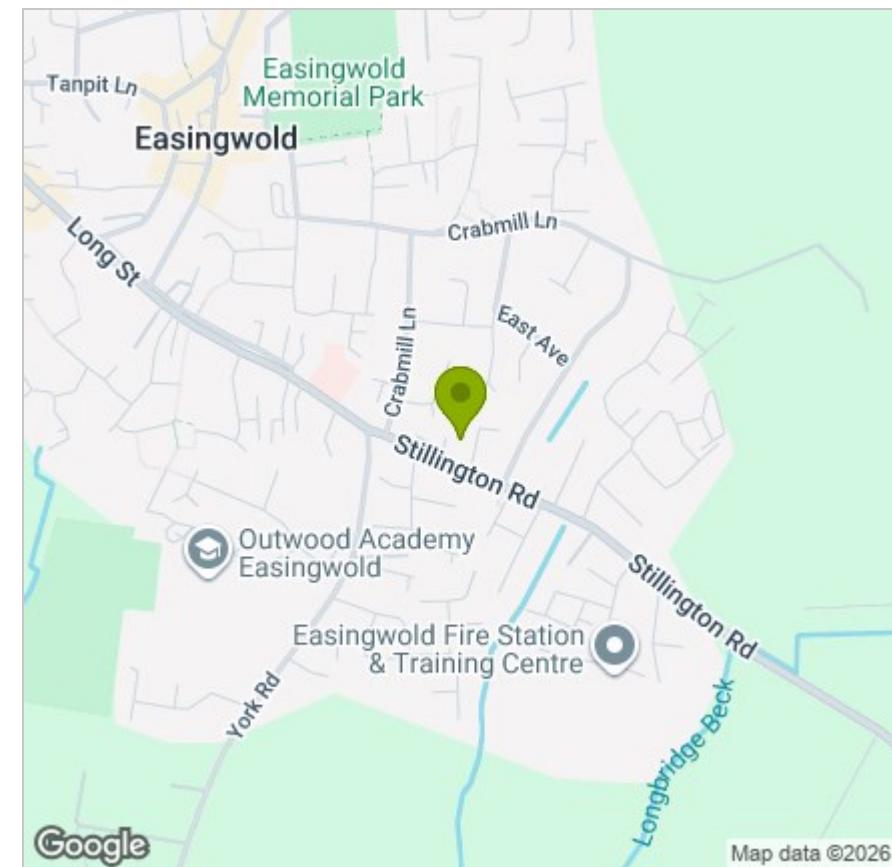
TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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