



Moon Fleet South Back Lane Stillington

York, YO61 1ND

£395,000

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WITH NO ONWARD CHAIN AND TUCKED QUIETLY JUST OFF THE VILLAGE MAIN STREET, THIS IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOME HAS BEEN SIGNIFICANTLY IMPROVED AND THOUGHTFULLY ENHANCED TO CREATE AN EXCEPTIONAL SETTING FOR MODERN LIVING. BEAUTIFULLY ARRANGED THROUGHOUT, THE PROPERTY OFFERS A PRINCIPAL BEDROOM WITH ENSUITE, COMPLEMENTED BY IMPRESSIVE LANDSCAPE GARDENS AND GARAGE, HOMES OF THIS STANDARD IN SUCH A SOUGHT AFTER POSITION WITHIN THE VILLAGE ARE RARELY OFFERED FOR SALE, MAKING THIS A PARTICULARLY ATTRACTIVE OPPORTUNITY

Mileages: York – approx. 12 miles, Easingwold – approx. 4 miles (Distances Approximate)

Entrance Porch, Reception Hall, Cloakroom/Utility, Study, Sitting/ Dining Room, Kitchen/ Breakfast Room

Principal Bedroom with Ensuite, Two Further Bedrooms, Family Bathroom

Landscaped Front and Rear Gardens, Driveway Parking, Single Garage, Garden Room/Gazebo

A porcelain step leads to a composite ENTRANCE DOOR with part glazed stained panel, opening into an enclosed PORCH providing a practical and welcoming lobby.

An internal timber part glazed door with matching side panel opens into the RECEPTION HALL, where slightly off centre stairs rise to the first floor.

A door leads to a well appointed CLOAKROOM/UTILITY fitted with plumbing and space for a washing machine and separate dryer beneath a roltop countertop, tiled mid range stainless steel sink, low suite WC, vertical chrome towel radiator and frosted window to the front.

Opposite the hall is a neatly arranged STUDY, complete with built in shelved and railed wardrobes and a PVC window enjoying a slightly elevated outlook with glimpses of open countryside.

A timber door leads through to the generous SITTING/DINING ROOM extending to over 22ft in length, a versatile space with useful understairs storage and wide bi fold doors open onto the beautifully designed, low maintenance rear gardens.

An archway opens into the KITCHEN/BREAKFAST ROOM, modern in style and fitted with straight edge granite effect work surfaces and matching upstands, part tiled mid range and a range of contemporary white gloss fronted wall and base units. A ceramic sink with chrome mixer tap and a frosted side window, complemented by a sleek white vertical radiator. A recessed area provides space for a freestanding fridge freezer with shelving above, and a PVC door opens directly to the rear fully enclosed garden.

Stairs rise to a generous FIRST FLOOR LANDING, with a recessed area offering potential for an open home working space and a PVC window overlooking the pleasant rear garden.

Timber doors lead off to the PRINCIPAL BEDROOM positioned to the front, neatly appointed with fitted railed wardrobe, pleasant outlook and glimpses of countryside views a door to the side leads to; ENSUITE SHOWER ROOM includes a corner shower with modern aqua panelling, low suite WC, vanity unit with chrome mixer tap and white gloss fronted storage, LED mirror with anti mist setting and chrome towel radiator.





BEDROOM TWO is a comfortable double room with front aspect views and fitted airing cupboard, with space for additional wardrobes.

BEDROOM THREE enjoys an aspect to the rear.

The **FAMILY BATHROOM** is fitted with a panel bath with shower over and chrome mixer tap, broad vanity wash hand unit with gloss fronted drawers, chrome mixer tap and LED mirror above, low suite WC, PVC rear window and vertical chrome towel radiator.

OUTSIDE to the front, a gravel driveway provides off road parking, neatly enclosed by timber railway sleepers with raised borders and maturing saplings. Central steps and a porcelain pathway lead to the front entrance, with modern white stone borders, outside tap and fencing to the side. The gravel driveway continues to the side of the property to a side personal gate into the rear garden and access to the **GARAGE**.

The rear garden is a delight, comprehensively paved with porcelain and centred around a lawned focal point. To one side, raised sleeper framed borders are maturing well, with a screened bin storage area.

To the rear corner resides a particularly impressive all year round **GARDEN ROOM/ GAZEBO** of metal construction with timber detailing provides a superb entertaining space, complete with pull down transparent awning for wind protection. with an additional outside tap The garden is fully enclosed, child and pet friendly.

A personal composite frosted door to the rear of the garden opens into the **SINGLE GARAGE**(15'5 x 8'9), fitted with a range of work surfaces, cupboards and extensive roof storage, with power, lighting and an electric roller shutter door.

LOCATION - Stillington lies approximately 11 miles north of York at the foot of the Howardian Hills. The village is centred around a broad green and boasts a thriving community, with amenities including a post office/store, three public houses/restaurants, a well-regarded primary school, regular bus service, Church of England church, doctors' surgery, hairdressers, and popular Sports Club with tennis, squash and bowling facilities along with football and cricket.

POSTCODE – YO61 1ND

COUNCIL TAX BAND – E

TENURE – Freehold

SERVICES – Mains water, electricity and drainage, income producing solar panels

VIEWING – Strictly by prior appointment through the selling agents, Churchills. Tel: 01347 822800 Email: easingwold@churchillsyork.com

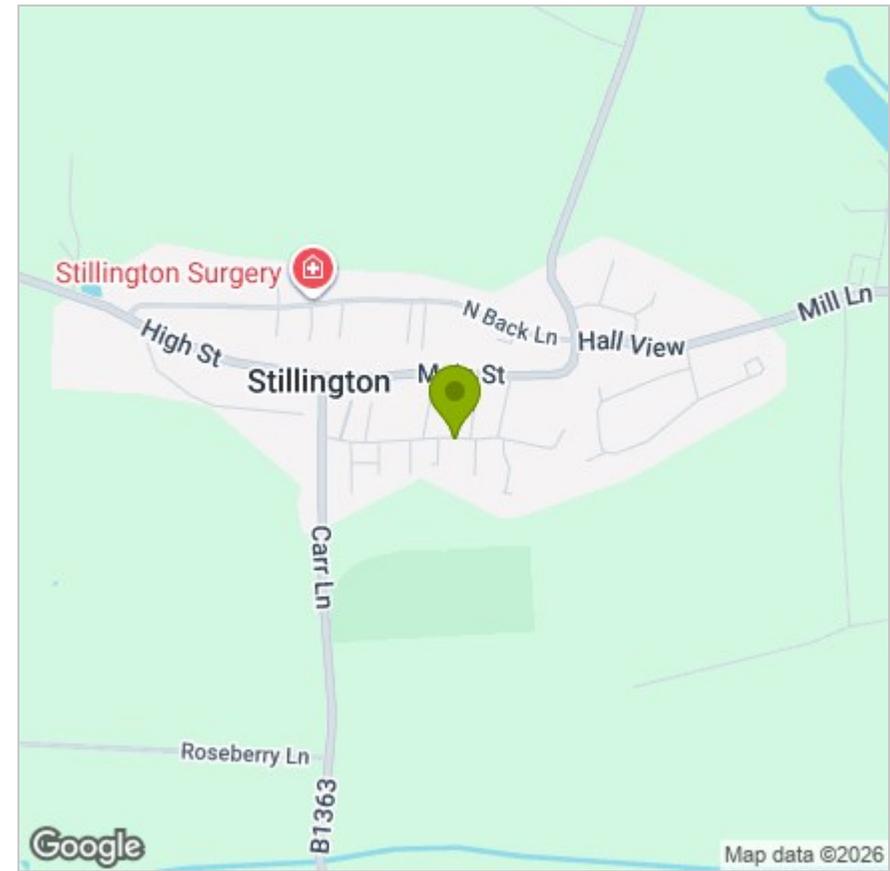
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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