



Greendale Easingwold Road Stillington

York, YO61 1LR

Offers Over £600,000

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A RARE OPPORTUNITY TO ACQUIRE A HIGHLY DESIRABLE COUNTRYSIDE LOCATION, WITH EASY LINKS TO EASINGWOLD AND THE NORTH SIDE OF YORK, THIS STUNNING SOUTH FACING SEMI-RURAL SMALL HOLDING OF 2.83 ACRES HOSTS A WEALTH OF DEVELOPMENT OPPORTUNITY WHICH INCLUDES AN EXISTING 1930'S BUNGALOW WITH A RANGE OF OUTBUILDINGS AND AN ADJOINING GRASS PADDOCK OF 2.13 ACRES.

Storm Porch, Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom/WC, Two Double Bedrooms, Bathroom.

Alternatively, the property represents a desirable opportunity to re-develop and create a highly appealing property or a number of additional dwellings in a sought after location with adjoining paddock land (subject to the necessary consents).

At the front a traditional timber door below a storm porch with brick archway opens to a full length ENTRANCE HALL flanked by two symmetrical, well-proportioned double bedrooms with front aspect towards the Howardian Hills.

There is a comfortable SITTING/DINING ROOM with eye-catching open fireplace. To the rear a dining area with French Doors leading out to the rear patio.

KITCHEN/ BREAKFAST ROOM comprehensively fitted with a range of oak fronted cupboards and glazed display units with drawer wall and floor fittings complimented by speckled curved edge worksurfaces and tiled midrange. uPVC double glazed window to the side with a stainless steel fitted sink below with side drainer. Fitted oven and electric hob with chimney style extractor above. Timber doors french doors lead to the bedroom. Loft hatch access.

Useful CLOAKROOM/WC with low suite WC and a wall hung corner wash hand basin.

BATHROOM generous in size comprising of a three piece white suite.

OUTSIDE within the curtilage of the bungalow is mainly laid to lawn with a pleasant terrace patio under and pergola whilst to the side and rear boasts a plethora of useful OUTBUILDINGS which include loose boxes and a brick built stable block.

LAND – In all the property occupies a total of 2.83 acres of which 2.13 acres directly behind via a metal gate opens to a rectangular south facing grass paddock with field shelter.





POSTCODE - YO61 1LR

TENURE - Freehold.

COUNCIL TAX BAND - D

Local Authority - Hambleton District Council.

SERVICES - Mains Water, Electricity and Septic Tank; Solid Fuel Heating.

LOCATION - The property lies midway between the Market town of Easingwold and the village of Stillington, just within the parish of the latter. The villages together lie north of York and offer a wide range of amenities. Stillington is a well-tended and popular village. It has a thriving community hall, a church and bus service to York. In addition, Stillington has a post office/general store and 2 public houses and a well equipped Sports and Social Club. The independent schools in York and Ampleforth can be reached within half an hour. York railway station has a mainline railway service offering regular services to Edinburgh, Manchester and to London Kings Cross in under two hours. Connections to York ring road provide access to the retail shopping parks as well as to the A64, A1M and beyond.

DIRECTIONS - From our central Easingwold office, proceed along Long Street, and turn left onto Stillington Road. Proceed for some distance Green Dale is positioned on the right-hand side just before the 30 MPH sign and identified by the Churchills 'For Sale' board.

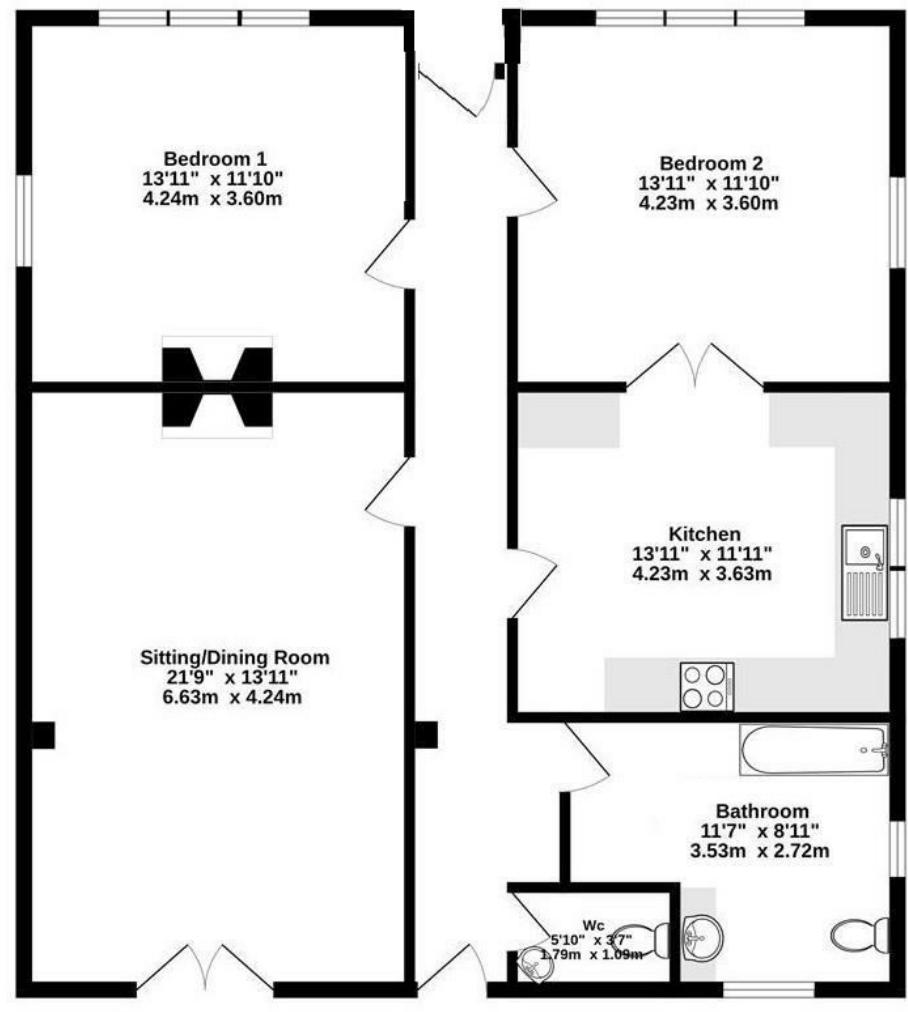
VIEWING - Strictly by prior appointment through the sole selling agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com.

AGENTS NOTE - Plans, Areas and Measurements - The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

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



WE'VE BEEN EXCLUSIVELY CHOSEN
AS THE ONLY GUILD MEMBER IN THIS AREA.

TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	18
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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