



High Street

Stillington, York, YO61 1LF

Asking Price £325,000



High Street

Stillington, York, YO61 1LF

STYLE - Lovely Semi Detached Home.

HIGHLIGHTS - Situated in the Heart of the Hugely Desirable Village of Stillington, Delightful Modern Home. Beautifully Styled. Three Bedrooms, Contemporary Bathroom. Enclosed Private Garden, Garage Off Street Parking. NO ONWARD CHAIN

THREE WORDS - Move. Straight. In!

CHARMING VILLAGE HOME WITH MODERN FLAIR

Nestled in the heart of the highly sought-after Stillington village, Lynwood offers a delightful blend of modern living and village charm. This beautifully styled semi-detached home is a testament to thoughtful refurbishment, creating a contemporary haven that is ready for its new owners to simply move in and enjoy

STEP INSIDE

As you enter through the welcoming hallway, you are greeted by a sense of warmth and style. The hallway leads you seamlessly to the back of the house, where a smartly designed utility room awaits, complete with plumbing for a washing machine—perfect for managing the daily hustle and bustle. The fully fitted kitchen is a modern cook's dream, equipped with all the mod cons and offering serene views of the garden, with direct access for those sunny morning coffees or evening meals alfresco.

The sitting and dining room is a versatile and sociable space, bathed in natural light from windows that overlook both the front and rear gardens. Imagine cosy evenings by the wood-burning stove, or hosting dinner parties with friends and family gathered around the dining table.





UPSTAIRS

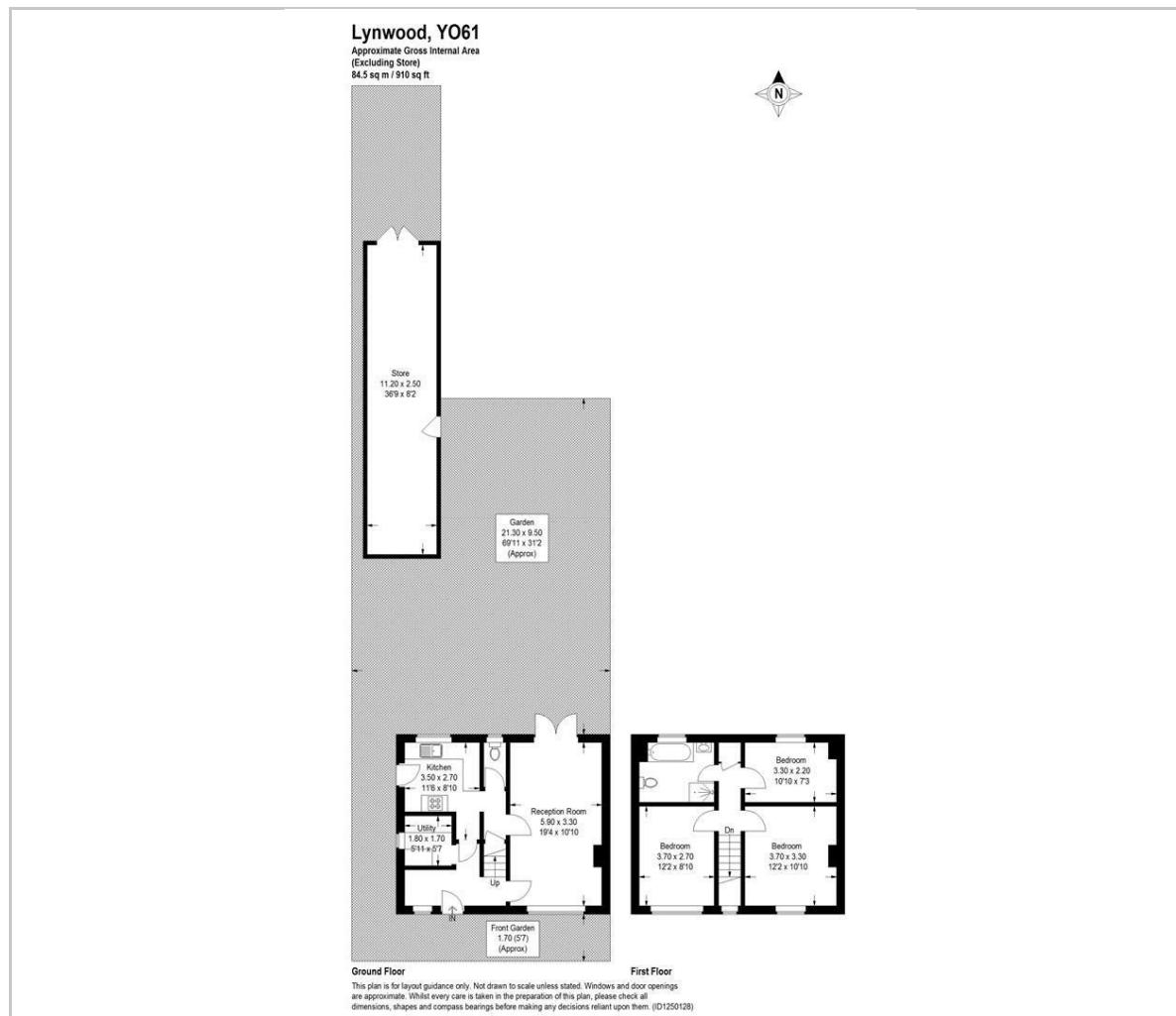
The first floor boasts two spacious double bedrooms, each with fitted wardrobes, providing ample storage. A third single bedroom, currently used as a dressing room, offers flexibility for your needs. The contemporary bathroom suite is a sanctuary of relaxation, featuring a separate shower cubicle for added convenience.

OUTSIDE

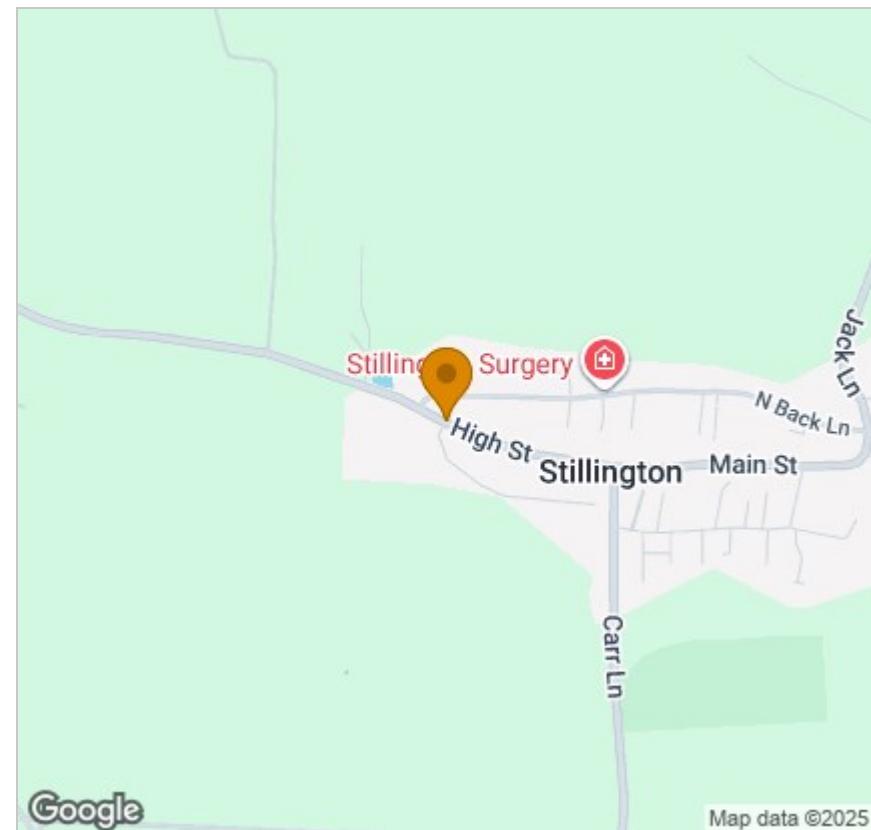
The fully enclosed garden is a true delight, with a paved alfresco terrace perfect for summer dining. Steps lead to a lush lawned area, framed by mature borders bursting with an array of flowers, shrubs, and small trees. Access to the garage with power and a driveway offering off-street parking for multiple cars is conveniently located via North Back Lane.

With no onward chain, Lynwood presents a rare opportunity to join a vibrant community with a village shop, post office, pubs, sports club, and an active village hall. Embrace the village lifestyle in this lovely home.

Floor Plan



Area Map



Energy Efficiency Graph

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	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.