



York Road, Stillingfleet, York, YO19 6SJ

- Beautifully Presented
- Ensuite
- Fulford School Catchment
- Stunning Views
- Sought After Village Location
- Council Tax Band E

£550,000



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DESCRIPTION

A beautifully presented four bedroom dormer bungalow occupying an enviable position in the sought after village of Stillingfleet.

Upon entering the property there is an entrance porch leading through to the inner hallway with stairs to the first floor and useful understairs storage cupboard. The main reception room is the lounge, found to the front of the property with large windows filling the room with natural light, an attractive inglenook fireplace creates a focal point to the room.

The kitchen is to the rear of the property and offers a range of base and wall units, space and plumbing for free standing appliances including a range style oven, there is also a central breakfast bar. patio doors lead out to the rear garden. Just off the kitchen you have a utility room with further base and wall units, sink, space for appliances and the oil fired boiler. The fourth bedroom is currently used as a home office with an attractive outlook over the front garden.

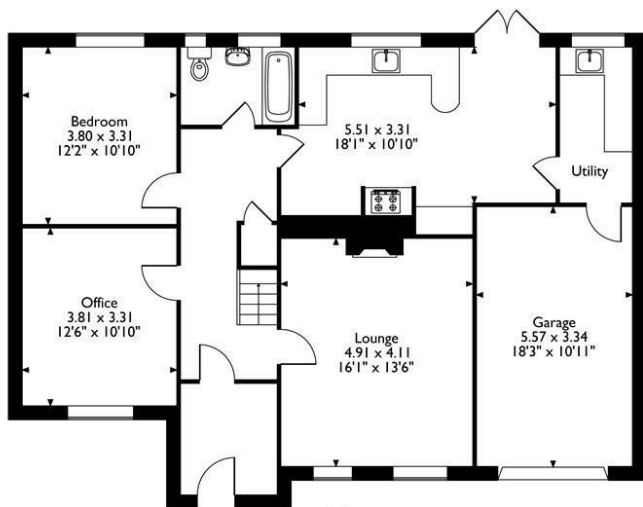
The first of the bedrooms is found on the ground floor which is completed by the family bathroom with sink, W.C and bath. The first floor has two bedrooms, the main of which has a fabulous ensuite bathroom with 4 piece suite including large walk in shower.

Externally the property has long front garden, mainly laid to lawn with a gravelled driveway providing off street parking for multiple vehicles. To the rear is a further lawned garden with gated access and stunning views over the green beyond.

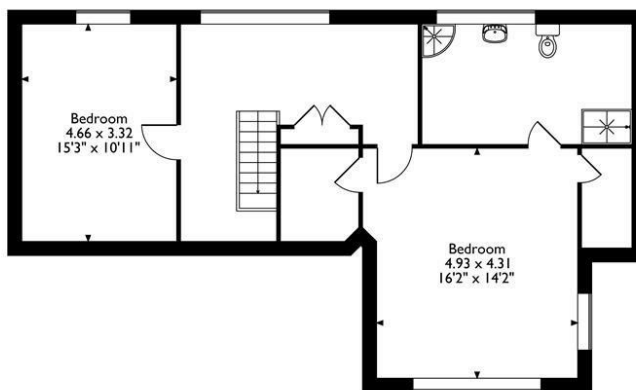




Fair View, York Road, Stillingfleet, York
Approximate Gross Internal Area
188 Sq M/2024Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

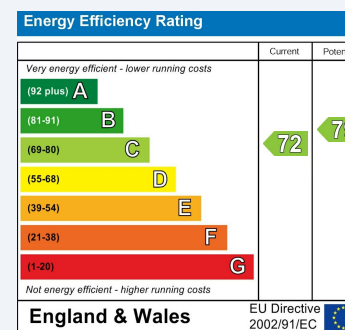
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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