



**HUNTERS<sup>®</sup>**  
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# North Back Lane, Stillington, York

Guide Price £185,000

Situated in the sought after village of Stillington this two bedroom semi detached bungalow in need of some updating is sure to appeal. Benefiting from air source heating and extensive double glazing it briefly comprises: hallway, lounge, kitchen, two bedrooms, bathroom and rear lobby. There are gardens to three sides, a garage and off street parking. EPC rating B and Council Tax Band A. NO ONWARD CHAIN. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- SEMI DETACHED BUNGALOW
- CUL DE SAC LOCATION
- UPDATING REQUIRED
- EPC RATING B

## HALLWAY

Storage cupboard, radiator, loft access point

## LOUNGE

Window to front aspect, radiator, ceiling fan

## KITCHEN

In need of some updating with a range of base units and matching work surface, inset single drainer stainless steel sink unit, electric cooker point, ceiling spotlights, radiator, window to front aspect

## BEDROOM ONE

Window to front aspect, radiator, fitted wardrobe, cupboard housing air source heating controls/workings

## BEDROOM TWO

Window to rear aspect, radiator

## BATHROOM

Panelled bath with electric shower over, low flush wc, pedestal wash basin, radiator, opaque window

## REAR LOBBY

Radiator, window to rear aspect, part glazed Upvc door to rear aspect

## OUTSIDE

There are gardens to three sides laid mainly to lawn. There is a greenhouse and patio area

## GARAGE AND PARKING

There is a single garage with electric door and power and light lad on. There is additional room for off street parking

## AGENTS NOTE

We are advised by the owners that the property is awaiting a Grant of Probate.

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## DISCLAIMER

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





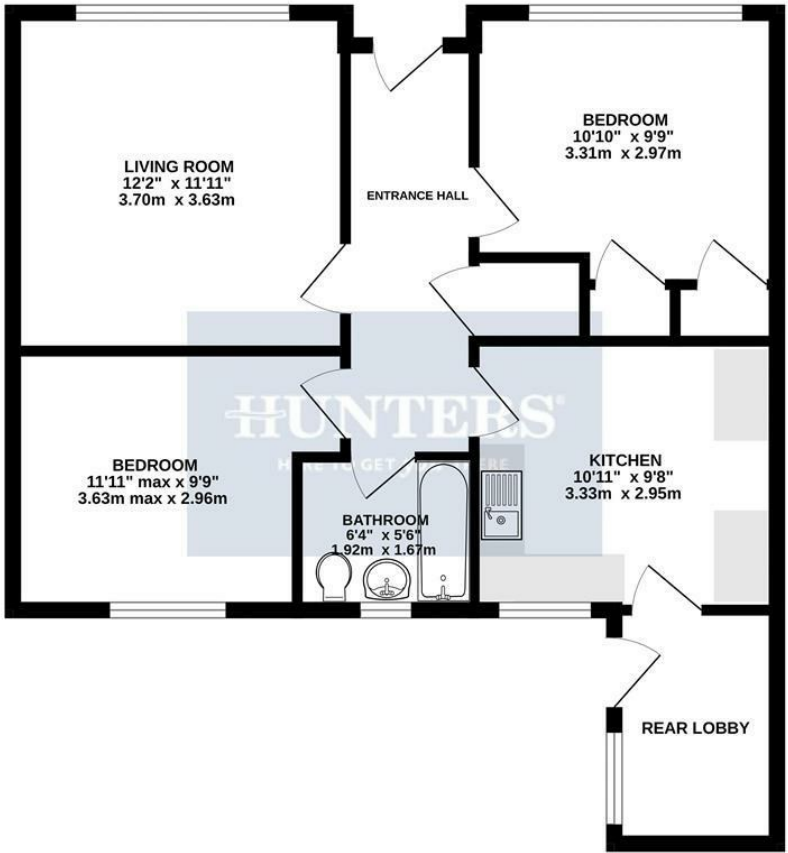








GROUND FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.7 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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