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3 1 2 D



# High Street, Stillington, York

Guide Price £250,000

Situated in the sought after village of Stillington this three bedroomed mid terraced property offers the potential to extend (subject to any planning requirements) or put your own stamp on it. Offered with NO ONWARD CHAIN it comprises: hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. There is an enclosed garden to the rear with outbuildings and parking for two vehicles. EPC rating D and Council Tax Band C. Apply Easingwold Office on 01347 823535.

## STILLINGTON

Stillington is an attractive village about 10 miles north of York. The village has retained its traditional services, including a community shop and post office run by volunteers, a primary school, doctor's surgery and bus service. There are two pubs, an Indian restaurant, excellent sports facilities and a wide range of community clubs and organisations.

## HALLWAY

Accessed via part glazed composite front door, radiator, stairs to first floor, understairs storage cupboard

## LOUNGE/DINER

Open plan

## LOUNGE AREA

Window to front aspect, radiator

## DINING AREA

Fireplace with wood surround, tiled inlay and heart and open fire, window to rear aspect, radiator

## KITCHEN

Range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, window to rear aspect, part glazed door to rear aspect, tiled floor, ceiling spotlights

## FIRST FLOOR LANDING

Loft access point

## BEDROOM ONE

Window to front aspect, radiator

## BEDROOM TWO

Window to rear aspect, radiator, airing cupboard

## BEDROOM THREE

Window to front aspect, radiator, fitted cupboard

## BATHROOM

Panelled bath with electric shower over, fitted screen, pedestal wash basin, low flush wc, ladder style radiator, opaque window, fully tiled walls

## OUTSIDE

To the front of the property is a small gravelled area. To the rear is an enclosed garden laid mainly to lawn. There is an oil tank, brick built Bbq and two outbuildings (one has the central heating boiler in it and the other has a belfast sink unit and plumbing for washing machine).

## PARKING

There is off street parking for two vehicles.

## 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.













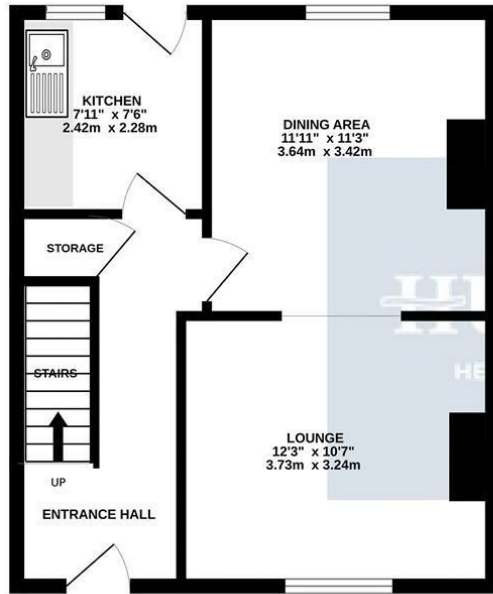




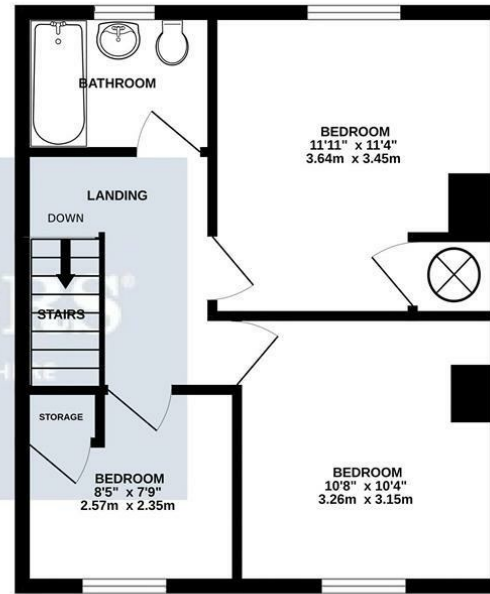




GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

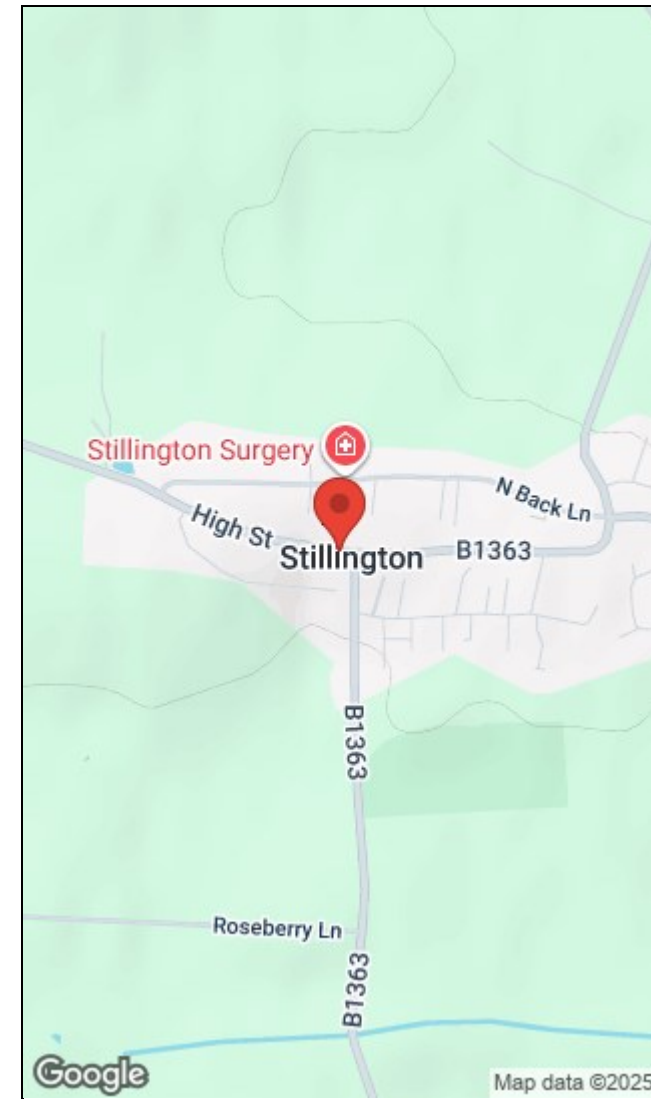


1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 66      | 74        |
| (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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