



**HUNTERS**<sup>®</sup>  
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# Stillington Road, Easingwold, York

Guide Price £150,000

This well presented first floor apartment is situated in McCarthy & Stones Stillington Oaks development which is available to the over 60's. The property briefly comprises: hallway, lounge/diner, kitchen, utility room, large store cupboard, bedroom with walk in wardrobe and bathroom. Features to note are underfloor heating throughout, double glazing, secure entry phone access and a 24 hour security system. There are communal areas that include lifts and stairs to all floors, residents lounge, guest suite, landscaped gardens and visitor parking. NO ONWARD CHAIN. EPC rating B and Council Tax Band C. Apply Easingwold Office on 01347 823535.

## HALLWAY

Underfloor heating, storage cupboard, utility room

## UTILITY CUPBOARD

Plumbing for washer/dryer, hot water boiler, fitted shelving

## LOUNGE/DINER

Underfloor heating, fully glazed double doors to juliet balcony

## BEDROOM

Window to rear aspect, underfloor heating, walk in wardrobe

## SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, ladder style radiator, tiled floor, ceiling spotlights

## COMMUNAL GARDENS

Outside are communal landscaped gardens

## PARKING

There is an option to rent allocated parking. There is also additional visitor parking.

## LEASE INFORMATION

There are 990 years left on the lease.  
Ground rent is £212.60 every 6 months  
Service Charge is approx £200 pcm

## 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.





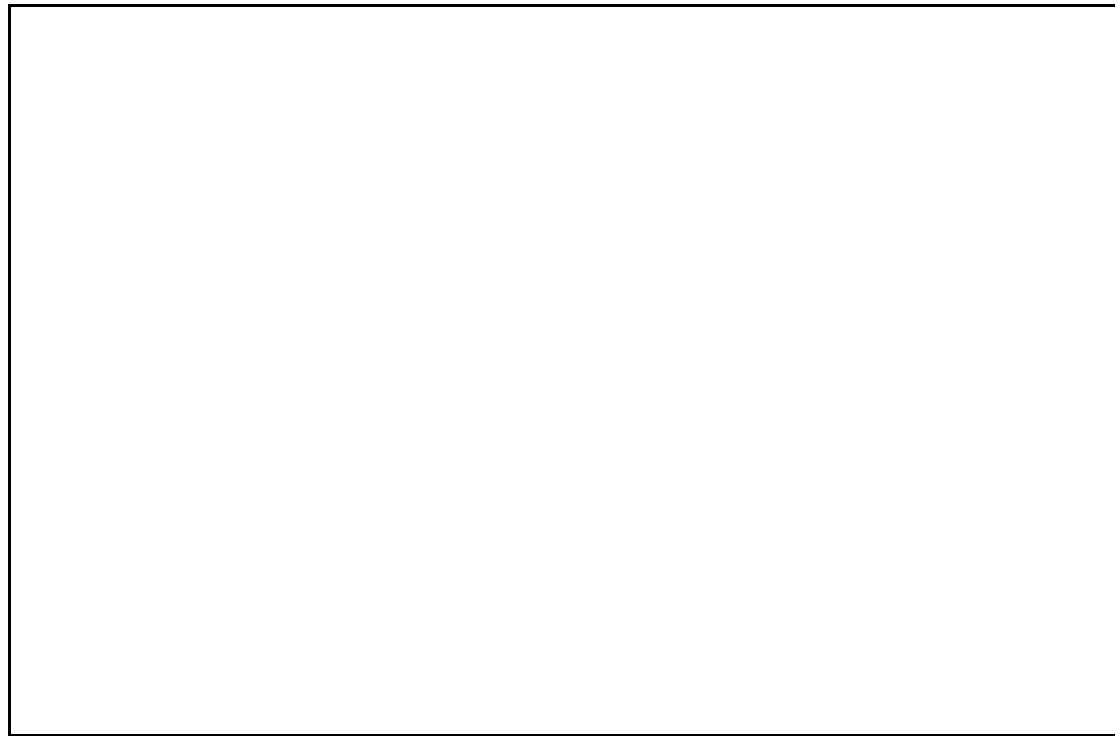






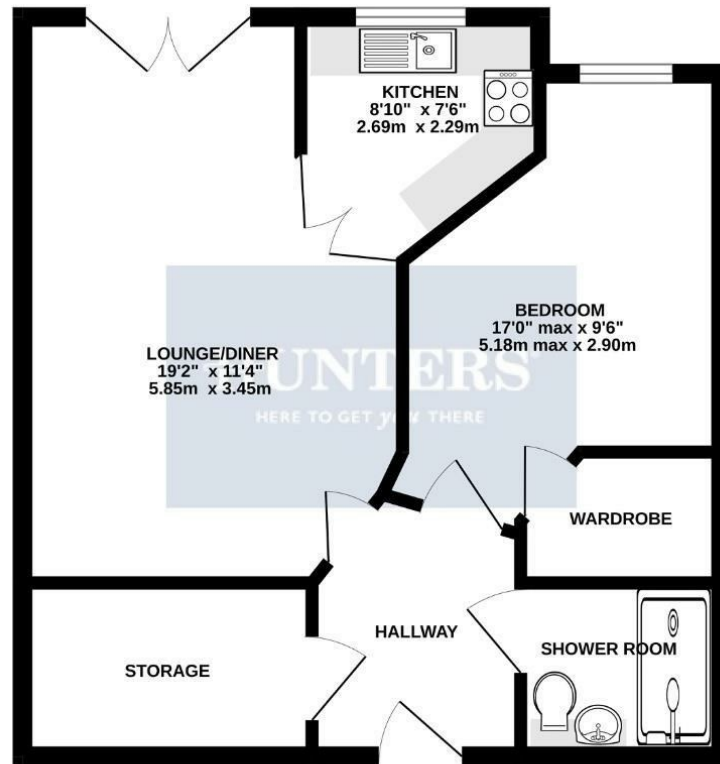








# FIRST FLOOR 455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 455 sq.ft. (42.2 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>88</b>	<b>88</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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