



28 Stillington Road, Huby, York YO61 1HW

Guide Price £325,000

An exciting opportunity to cosmetically update and improve a 1970's built 3 bedroom detached property located on the rural fringes of a fabulous village less than 8 miles north of York. Features include a 26'4" (8.03m) long lounge/diner and a 1990's 15'10" (4.83m) long kitchen, complemented by a single garage and an enclosed rear garden.

*** NO ONWARD CHAIN ***

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Inside

A 15'8" (4.78m) long reception hall with the original coloured cloakroom/wc leads off into a 26'4" (8.03m) long dual aspect lounge/dining room (originally sub-divided with sliding doors) with original sandstone fireplace, coal effect gas fire (LPG) and deep filled bow window overlooking the front garden. The 15'10" (4.83m) long kitchen enjoys rear garden views, provides side access out onto the drive and presents a buyer with an opportunity to update, replace and restyle the 1990's solid wood fronted base and wall storage units.



The first floor landing leads off into 3 good sized bedrooms (1 with rural views) and a bathroom with a useful linen storage cupboards and a shower over the bath.

Other internal features of note include an oil fired central heating system and a double glazing.

Outside

The front garden is mainly laid to lawn and a paved driveway provides parking and access into a single garage.



The rear garden is also mainly laid to lawn and features a paved seating area, vegetable garden and a timber built garden store.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

E

Council Tax

E - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

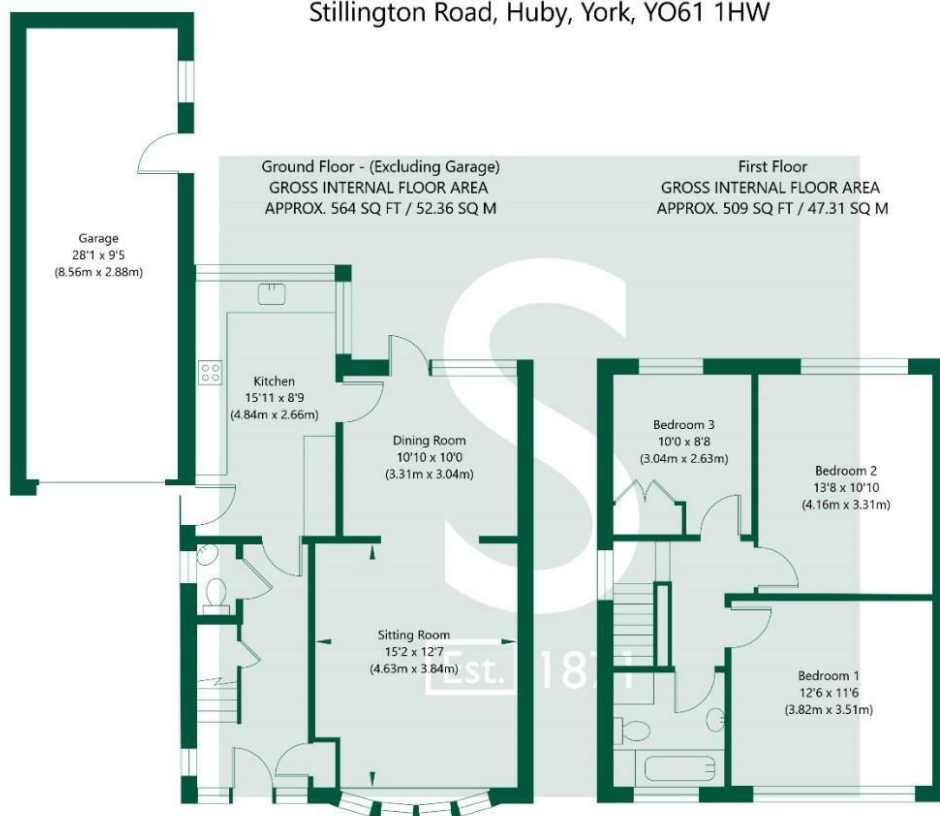


Viewings

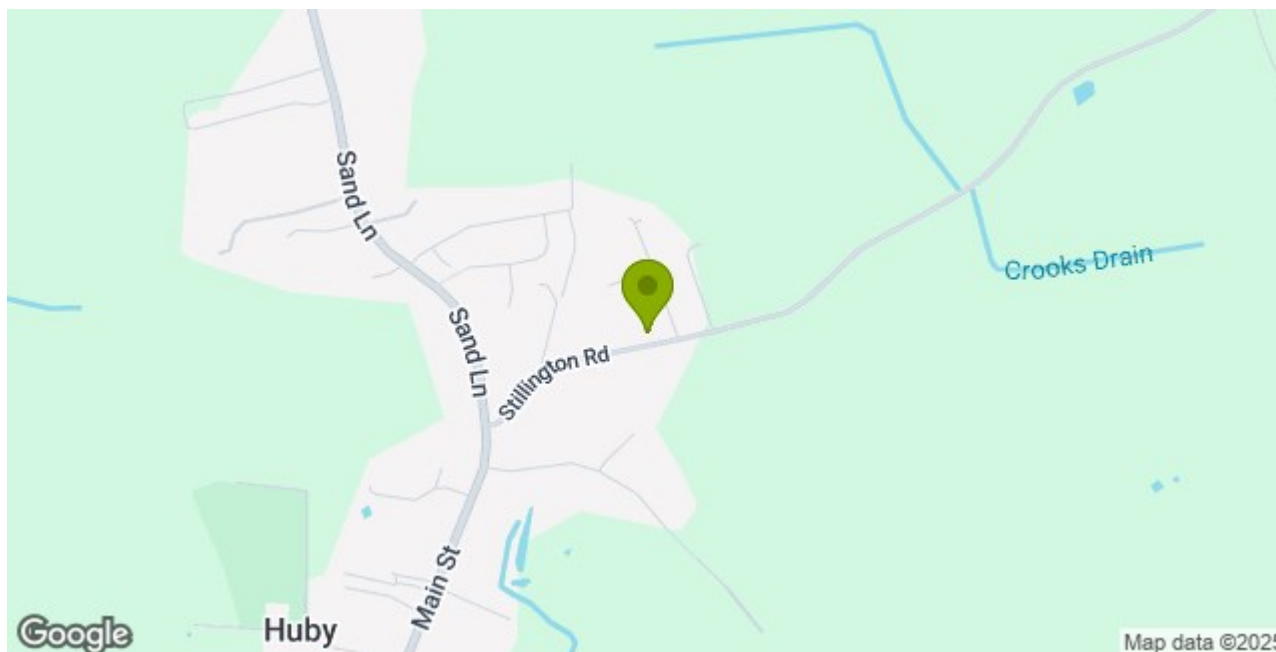
Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1073 SQ FT / 99.67 SQ M - (Excluding Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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