



122 Main Street, Stillington  
York, North Yorkshire YO61 1JU

Guide Price £399,950

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale a rare opportunity, to put your own stamp and style and develop this three bedroom home in one of York's most enviable villages along Main Street in Stillington, a lovely village around 11 miles to the north of the historic City of York, where the land begins its gradual rise at the foot of the Howardian Hills and only 4 miles from the bustling market town of Easingwold. This property wants someone to give it the love and affection it deserves and create a stunning home to your own taste and style, situated right in the heart of one of York's most sought after villages, within easy walking distance of local amenities, pubs and country side walks. Formerly two dwellings, there is tremendous potential to improve this house, which has previously been used in the past as a home, village shop and holiday accommodation, plus the addition of a workshop/garage to the rear, a size of approximately 39' 7" x 18' 10" with rear access. This space could be removed and a new house built, subject to planning as other have done in the street. Other notable features include double glazing, night storage heating, off road parking to the front and a lawned south facing garden to the rear with shared gated access to the side. Sold with no onward chain!

Stillington is a lovely village around 11 miles to the north of the historic City of York, where the land begins its gradual rise at the foot of the Howardian Hills and only 4 miles from the bustling market town of Easingwold. Period houses front a broad green and this small but thriving community has a village post office/store, a choice of three public houses and restaurants, a well-regarded primary school, bus service, an active Church of England Church, Chapel, doctor's surgery, hairdressers and sports club. Easingwold Academy, is three miles away and York's superb independent schools as well as Cundall Manor School are within easy reach.



### Kitchen/Breakfast Room

20' 8" x 12' 2" (6.29m x 3.71m) At longest points Front entrance door, double glazed windows to the front and rear aspects, basic kitchen with wall, floor and drawer units, inset sink with mixer tap, electric oven, 4 x gas hobs "propane", plumbing for a washing machine and wall heater\*. Doors leading to...

### Dining Room

13' 11" x 11' 11" (4.24m x 3.63m)  
Double glazed windows to the front aspect. Door leading to...

### Living Room

19' 11" x 15' 11" (6.07m x 4.85m)  
Double glazed windows to the rear aspect and wall heater\*. Opens to....

### Sitting Room

12' 11" x 11' 4" (3.93m x 3.45m)  
Double glazed windows to the side aspects, patio doors to the garden and wall heater\*.



### Side Entrance

Entrance door. Doors leading to...

### Lounge

20' 8" x 8' 5" (6.29m x 2.56m)  
Double glazed windows to the front aspect. Door leading to...

### Sitting Room

18' 2" x 6' 10" (5.53m x 2.08m)  
Double glazed windows to the side aspect. Door leading to...

### Kitchen/Breakfast Room

16' 9" x 8' 8" (5.10m x 2.64m)  
Patio doors to the side aspect, basic base and wall units. Door leading to...

### Shower Room

8' 11" x 7' 7" (2.72m x 2.31m)  
Cubical with electric shower\*.

### Cloakroom

9' 2" x 3' 10" (2.79m x 1.17m)  
Window to the side aspect, low level wc, sink and wall heater\*.



### First Floor Landing

Doors leading to...

### Bedroom 1

14' 5" x 11' 11" (4.39m x 3.63m)  
Double glazed windows to the front aspect, built in wardrobe, alcove cupboard and wall heater\*.

### Bedroom 2

14' 0" x 12' 1" (4.26m x 3.68m)  
Double glazed windows to the front aspect and wall heater\*.

### Bedroom 3

13' 0" x 8' 5" (3.96m x 2.56m)  
Double glazed windows to the rear aspect.

### Bathroom

8' 5" x 6' 0" (2.56m x 1.83m)  
Double glazed windows to the rear aspect, bath with mixer tap and shower over\*, low level wc, sink and wall heater\*.





### Outside

To the rear of the house via a shared passageway, we find a lawned garden with a garden shed.

### Workshop

39' 7" x 18' 10" (12.06m x 5.74m)

To the rear of the property is a workshop with rear doors leading to the drive, providing ample off street parking.

### Agents Note

Epc rating F. Council tax band E.

Broadband supplier: Not connected.

Broadband speed: Not connected.

Water supplier: Yorkshire Water.

Gas supplier: Not connected.

Electricity supplier: Ovo Energy.

Past planning Applications by Hambleton District Council.

14/02497/FUL 2014

ZB24/01348/FUL 2024







## Energy performance certificate (EPC)

122 Main Street Stillington YORK YO61 1JU	Energy rating <b>F</b>	Valid until:	24 July 2023
		Certificate number:	2251-1004-6113-5580-6522
Property type		End-terrace house	
Total floor area		184 square metres	

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

**Bishops Personal Agents**

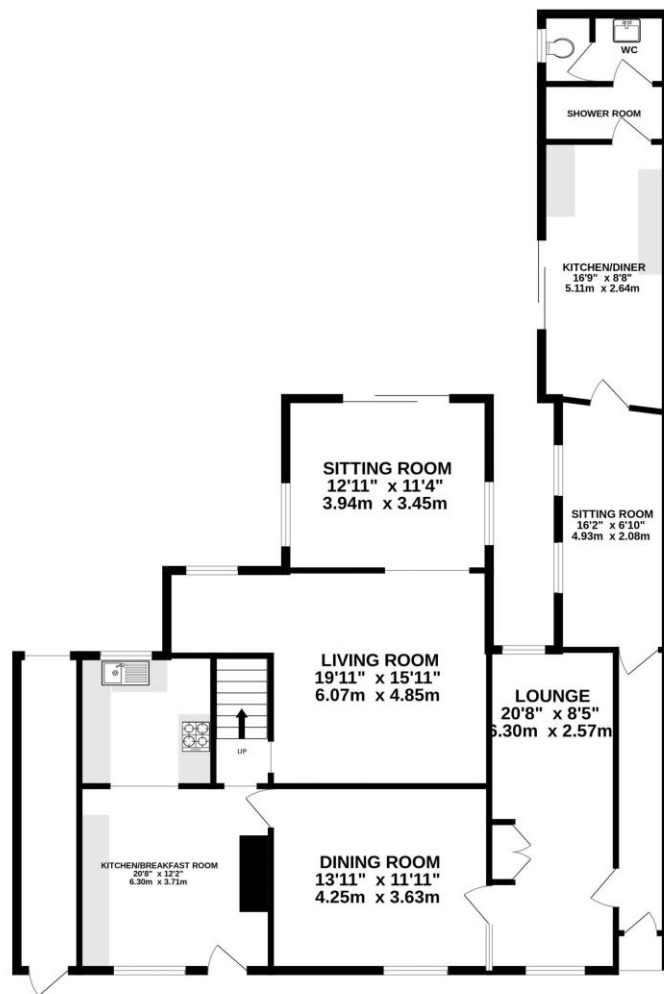
Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG

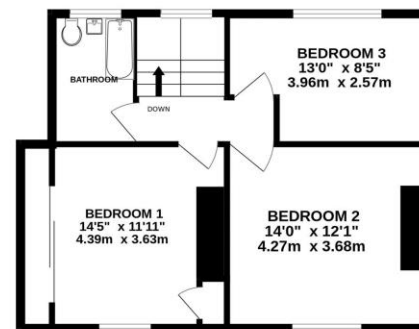
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GROUND FLOOR  
1415 sq.ft. (131.5 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1915 sq.ft. (177.9 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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