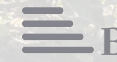


EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



**Stillington Road**  
**, Easingwold, YO61 3GP**  
**Asking Price £250,000**



## Stillington Road , Easingwold, YO61 3GP

STYLE - Two Bedroom Apartment  
HIGHLIGHTS - High Quality Finish, Oodles of Storage, Lovely Landscaped Gardens  
THREE WORDS - Luxurious Retirement Living

### Luxurious Retirement Living in Easingwold

Welcome to 12 Stillington Oaks, Easingwold, YO61 – a haven of elegance and comfort tailored for the discerning over 60's buyer. This luxurious 2-bedroom retirement apartment offers a harmonious blend of active, independent living with the highest standards of quality and style. With vacant possession and no onward chain, this property presents an unmissable opportunity for those seeking a refined lifestyle.

As you step inside, a warm and welcoming private reception hall greets you, complete with an entryphone system to ensure secure access for visitors and guests. The heart of the home is the expansive 19'4" living room, a space that invites relaxation and social gatherings. Bathed in natural light, it provides a perfect setting for both quiet afternoons and lively evenings with friends.

The well-equipped kitchen is a culinary delight, featuring modern appliances and ample counter space, making meal preparation a pleasure. Thoughtfully designed, it offers plenty of storage solutions, ensuring a clutter-free environment.

The apartment boasts two generously sized double bedrooms, each offering a tranquil retreat at the end of the day. The master bedroom is a sanctuary of luxury, complete with an ensuite bathroom, providing privacy and convenience. The main bathroom is elegantly appointed, featuring contemporary fixtures and fittings that add a touch of sophistication.

Beyond the apartment, the community at Stillington Oaks offers a vibrant lifestyle with beautifully maintained communal gardens and social areas, perfect for connecting with neighbours or enjoying peaceful solitude.

Located in the charming town of Easingwold, this property combines the tranquility of a rural setting with the convenience of nearby amenities. Experience the perfect balance of independence and community in this exquisite retirement apartment. Arrange your viewing today and step into a world of comfort and style.





### Agents Note

The apartment is offered on a long Leasehold basis and is subject to an annual Service Charge of £2967.96 (£247.33 per month), which includes water rates, buildings insurance, and the maintenance of all communal areas.

Some of the marketing images have been digitally enhanced using AI technology to showcase the property's potential and possible future appearance. These images are for illustrative purposes only and should not be relied upon as an exact representation of the property in its current state.

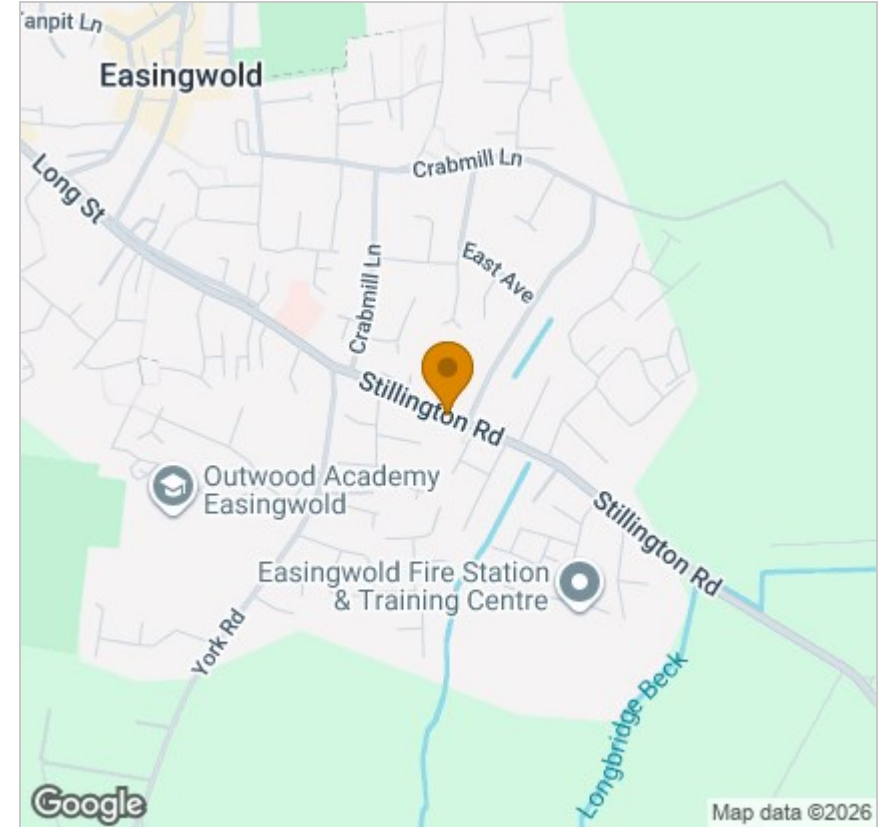
## Floor Plan



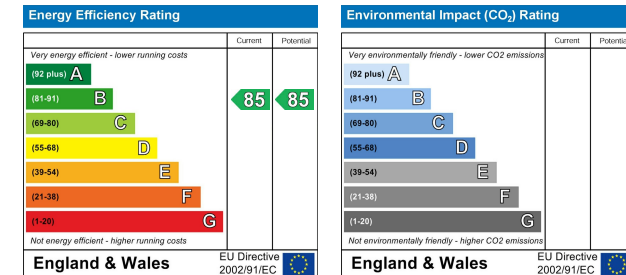
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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