

# Park Row



**The Green, Stillingfleet, York, YO19 6SG**

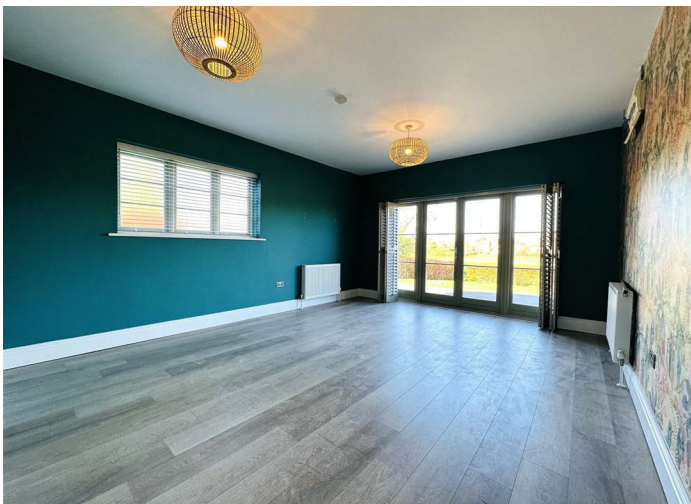
**Offers Over £850,000**



**\*\* SOUTH-EAST FACING REAR GARDEN \*\* OPEN PLAN LIVING KITCHEN DINER \*\*** Situated in the village of Stillingfleet, this imposing family property briefly comprises: Hall, Ground Floor w.c., Lounge, Open Plan Living Kitchen Diner, Utility Room, Boot Room, Family Room/Bedroom Six and Office. To the first floor are a further five bedrooms; two of which have en-suites, all rooms with fitted wardrobes and additional Shower Room. Externally, the property has views over the village and offers a South-West facing rear garden.

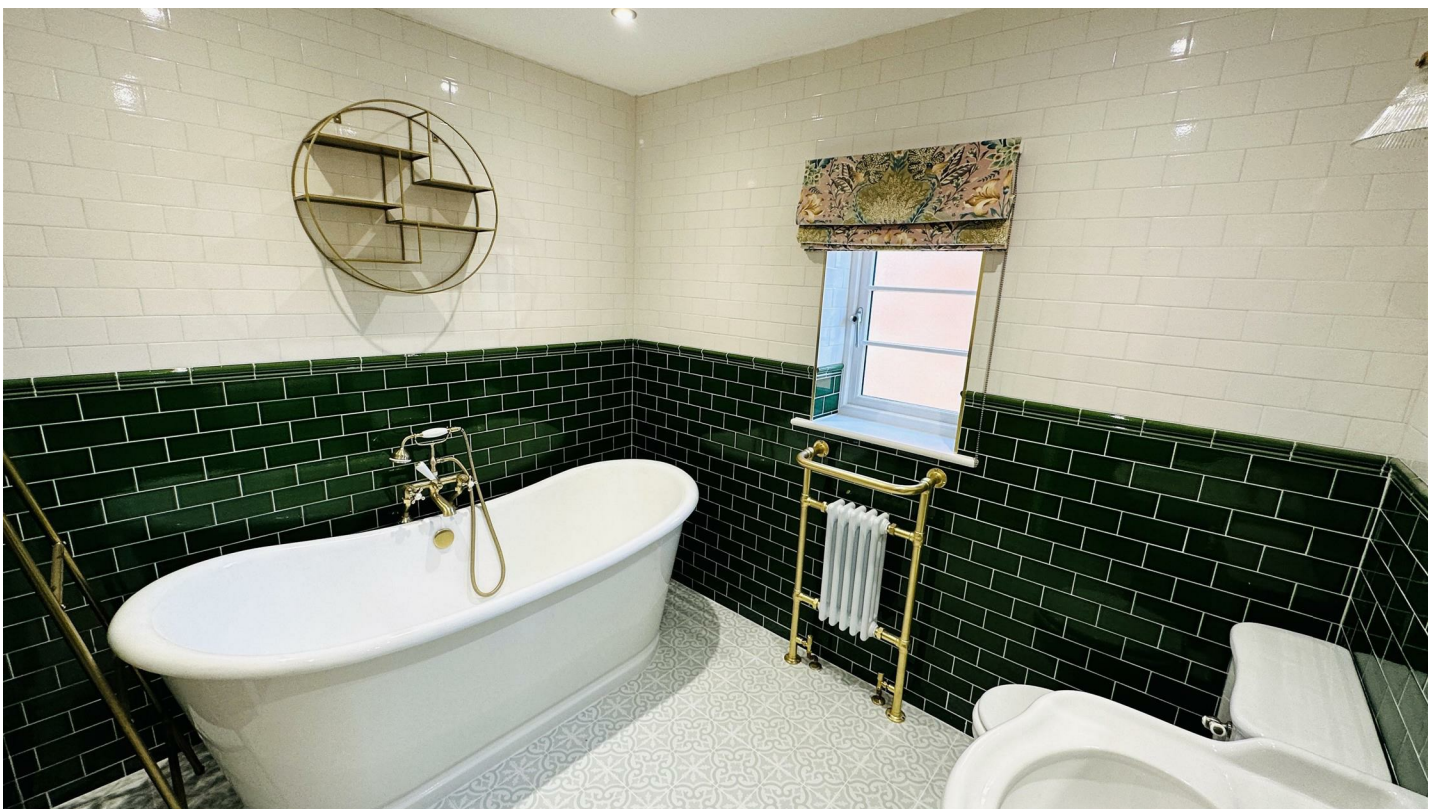






















## PROPERTY OVERVIEW

A beautifully presented and substantially extended detached residence, remodelled to offer generous, versatile and highly sociable family accommodation. The property enjoys an enviable elevated position overlooking the village green, placing it at the heart of this charming rural community.

Stillingfleet is a highly regarded North Yorkshire village located approximately 7 miles south of York. Rich in history and surrounded by beautiful countryside, the village offers a peaceful rural lifestyle with excellent connections. Home to the historic St Helen's Church and the renowned Stillingfleet Lodge Gardens, it also benefits from a friendly community atmosphere, making it an ideal setting for families and professionals alike.

The heart of the home is the striking open-plan living/dining/kitchen space, flooded with natural light and seamlessly connected to the terrace and garden beyond via elegant bi-fold doors. This impressive room incorporates a comfortable seating area, a dedicated dining space featuring a contemporary log-burning stove and individual kitchen. The kitchen is finished to a high standard, boasting quartz worktops, a large central island with breakfast bar, a range cooker, integrated appliances, and ample storage. A separate utility room provides additional fitted cabinetry, a sink, and external side access.

To the front of the property are two further well-proportioned reception rooms: a welcoming sitting room with log burner, and a versatile family room/bedroom with French doors to the front. The ground floor is completed by a useful home office and a cloakroom/WC.

To the first floor, the accommodation comprises five bedrooms. The generous principal bedroom benefits from a vaulted ceiling with exposed beams, extensive fitted wardrobes, en-suite bathroom featuring a freestanding bath. There are four further bedrooms, one with its own en-suite shower room. All bedrooms include fitted wardrobes. The floor is served by an additional family shower room.

Externally, the property is approached via a sweeping driveway that provides generous off-street parking, bordered by mature hedging for privacy and screening. To the rear lies a beautifully landscaped and private garden, predominantly laid to lawn set in well-established borders and planting. A substantial full-width terrace offers an ideal space for outdoor dining and entertaining, while at the upper end of the garden is a versatile garden room/office with adjacent storage and a thoughtfully designed children's play area.

## GROUND FLOOR ACCOMMODATION

### Hall

14'7" x 11'1" (4.46m x 3.38m)

### Ground Floor w.c

5'5" x 3'4" (1.67m x 1.04m)

### Lounge

16'10" x 11'4" (5.14m x 3.47m)

### Open Plan Living Kitchen Diner

31'0" x 27'4" (9.46m x 8.34m)

### Utility Room

12'3" x 8'3" (3.74m x 2.52m)

### Boot Room

8'11" x 5'8" (2.74m x 1.75m)

### Family Room/Bedroom Six

17'8" x 13'6" (5.40m x 4.14m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Principle Bedroom

14'4" x 13'6" (4.38m x 4.14m)

### En-Suite

8'7" x 7'2" (2.63m x 2.20m)

### Bedroom Two

11'7" x 9'11" (3.54m x 3.03m)

### En-Suite

7'9" x 3'10" (2.38m x 1.18m)

### Bedroom Three

11'1" x 9'7" (3.39m x 2.93m)

### Bedroom Four

10'11" x 10'10" (3.35m x 3.31m)

### Bedroom Five

10'6" x 8'5" (3.21m x 2.58m)

### Shower Room

9'5" x 6'11" (2.88m x 2.12m)

## EXTERIOR

### Front

Ample off street parking and predominately laid to lawn with views over the village.

### Rear

Spacious patio area for social gatherings with steps leading up to established garden, fully enclosed with herbaceously planted borders.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Oil/Solar Panels

Sewerage: Domestic Small Treatment Plant  
Water: Mains

Broadband: Ultrafast  
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **TENURE, LOCAL AUTHORITY AND TAX BANDING**

Tenure: Freehold  
Local Authority: North Yorkshire County Council  
Tax Banding: G

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### **HEATING AND APPLIANCES**

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### **MAKING AN OFFER**

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

### **OPENING HOURS**

CALLS ANSWERED :  
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

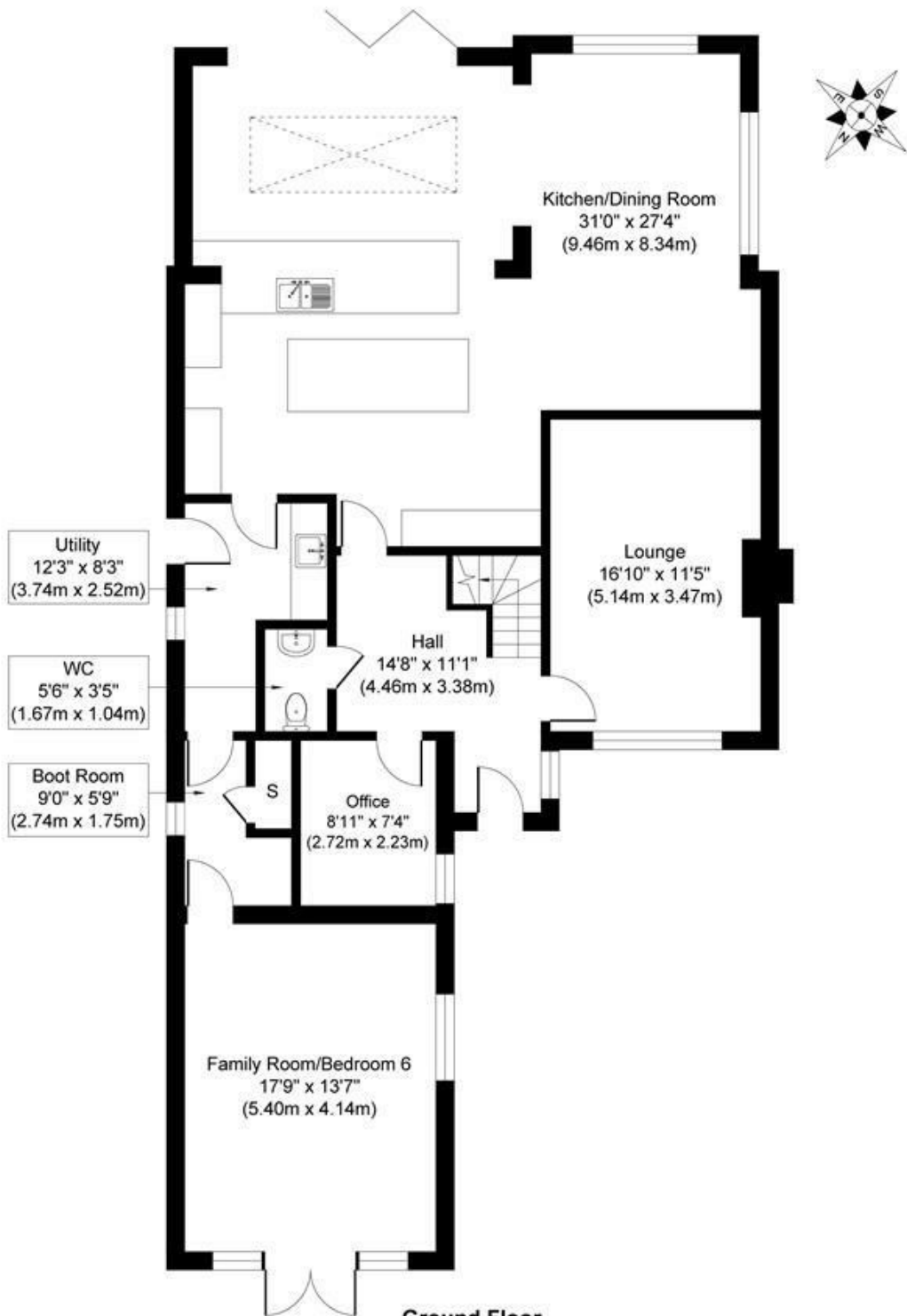
SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **MEASUREMENTS**

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

### **VIEWINGS**

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Utility  
12'3" x 8'3"  
(3.74m x 2.52m)

WC  
5'6" x 3'5"  
(1.67m x 1.04m)

Boot Room  
9'0" x 5'9"  
(2.74m x 1.75m)

Kitchen/Dining Room  
31'0" x 27'4"  
(9.46m x 8.34m)

Lounge  
16'10" x 11'5"  
(5.14m x 3.47m)

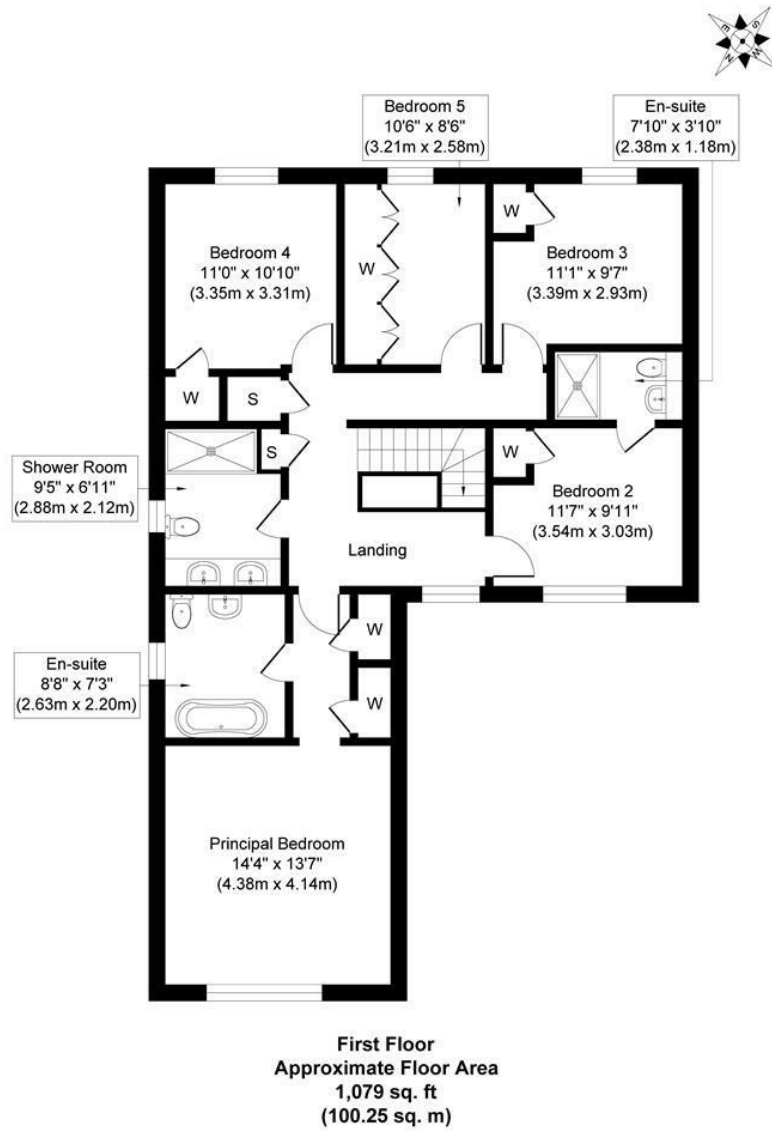
Hall  
14'8" x 11'1"  
(4.46m x 3.38m)

Office  
8'11" x 7'4"  
(2.72m x 2.23m)

Family Room/Bedroom 6  
17'9" x 13'7"  
(5.40m x 4.14m)

**Ground Floor**  
**Approximate Floor Area**  
**1,517 sq. ft**  
**(140.92 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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