



89 Parkfield, Stillington
York, North Yorkshire YO61 1JN

Guide Price £269,950


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PERSONAL AGENTS

Bishops Personal Agents present to the market an immaculately presented two-bedroom semi-detached bungalow, situated in a quiet cul-de-sac position in one of York's most popular village locations of Stillington, just four miles from the bustling market town of Easingwold and within easy walking distance of local village schools, shops, bars and amenities. The current owners, have recently updated and refurbished this lovely property, creating a fabulous, charming home with a modern twist. Featuring a new kitchen and bathroom the bungalow also has the possibility to extend further to the rear, which makes this ideal for a variety of buyers, including professional couples, those looking to retire, plus commuters working throughout the region. The accommodation briefly comprises; Side entrance door, leading into the bespoke kitchen, with a range of green and white units. From the central lobby doors lead us into the other reception rooms. To the front, we find the bright and spacious bay fronted living room, the focal point is the feature fireplace with a wood burning stove, perfect for cosy evenings in the winter months. Also from the lobby, doors lead us into two bedrooms and a modern fitted bathroom completes this lovely property. Outside to the front is a gravelled garden area and a block paved driveway, providing ample off-street parking, which in turn leads to the garage, perfect as a workshop, or for a car or cycle enthusiast. To the rear, the house enjoys a pretty lawned garden with rear gated access, just right for green fingered buyers plus a garden shed. In summary, this superb bungalow provides an exceptional opportunity to secure a well presented home in a very popular village location, Stillington is a lovely village around eleven miles to the north of the historic City of York, where the land begins its gradual rise at the foot of the Howardian Hills, with easy access into both Easingwold and the York City centre. An early internal inspection is highly recommended to fully appreciate this home!

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.



Living Room

17' 3" x 9' 11" (5.25m x 3.02m)

Double glazed bay windows to the front aspect, feature fireplace with a wood burning stove*, tv point*, telephone point* and wall heater*.

Kitchen

12' 3" x 7' 11" (3.73m x 2.41m)

Fabulous bespoke kitchen, with an attractive range of green and white base and wall mounted units with matching work preparation surfaces over, inset Belfast sink with mixer taps, integral appliances include an electric cooker and grill*, induction hob*, extractor*, down lighting and space for a fridge and freezer. Double glazed windows to front and side aspects and an upright wall heater*. Side access door to the garden. Door leading to....

Inner Lobby

Loft access with a pull down ladder and containing the electric heating system*. Doors leading to....

Bedroom 1

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window and door to the rear aspect and wall heater*.

Bedroom 2

8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed French doors to the rear aspect, tv point* and wall heater*.

Bathroom

7' 5" x 4' 9" (2.26m x 1.45m)

Comprising; Bath with mixer tap and mains shower over*, pedestal wash hand basin set in a vanity unit with mixer tap, low level wc, double glazed window to the side aspect, down lighting and heated rail*.

Outside

To the front of the house is a gravelled garden and a block paved driveway, providing ample off street parking leading to the garage. To the rear is an enclosed fenced and hedged garden, laid to lawn with a rear access gate and space for a patio area, plus a garden shed.

Garage

The garage has an up and over door, power and lighting.

Agents Note

EPC RATING TBA, COUNCIL TAX BAND C.

Broadband supplier: Plus Net, via Fibre connection.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: No gas, electric heating system*.

Electricity supplier: Eon.





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Energy performance certificate (EPC)

89 Parkfield
Stillington
YORK
YO61 1JN

Energy rating

D

Valid until:

14 February 2036

Certificate number:

0350-2282-0120-2396-0841**Property type**

Semi-detached bungalow

Total floor area

52 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

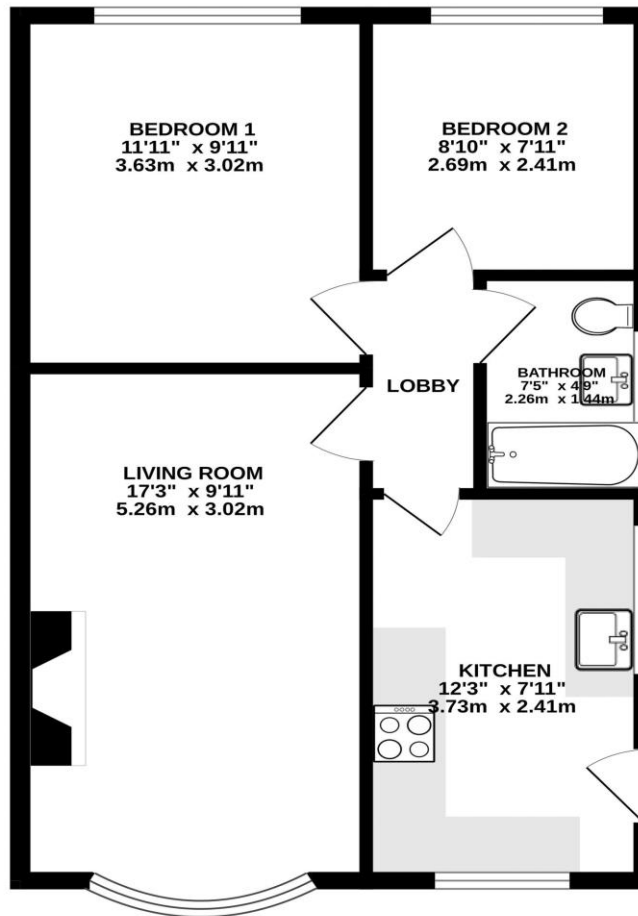
[See how to improve this property's energy efficiency.](#)

Bishops Personal Agents

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GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.8 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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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. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.