



HUNTERS[®]
HERE TO GET *you* THERE

2 2 2 E

Main Street, Stillington, York

Guide Price £325,000

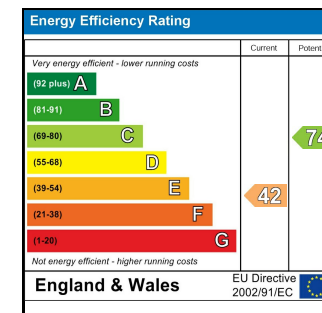
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Situated on the main street in the sought after village of Stillington this two bedroom semi detached bungalow will attract a great deal of interest and will not be on the market for long. It is offered with NO ONWARD CHAIN and briefly comprises: hallway, lounge, dining room, kitchen,/snug, main bedroom with en-suite shower room, a second bedroom and another shower room. There are gardens front and rear and a single garage. It benefits from oil fired heating and extensive double glazing and a viewing is highly recommended to appreciate this lovely property. EPC rating E and Council Tax Band D. Apply Easingwold Office on 01347 823535.

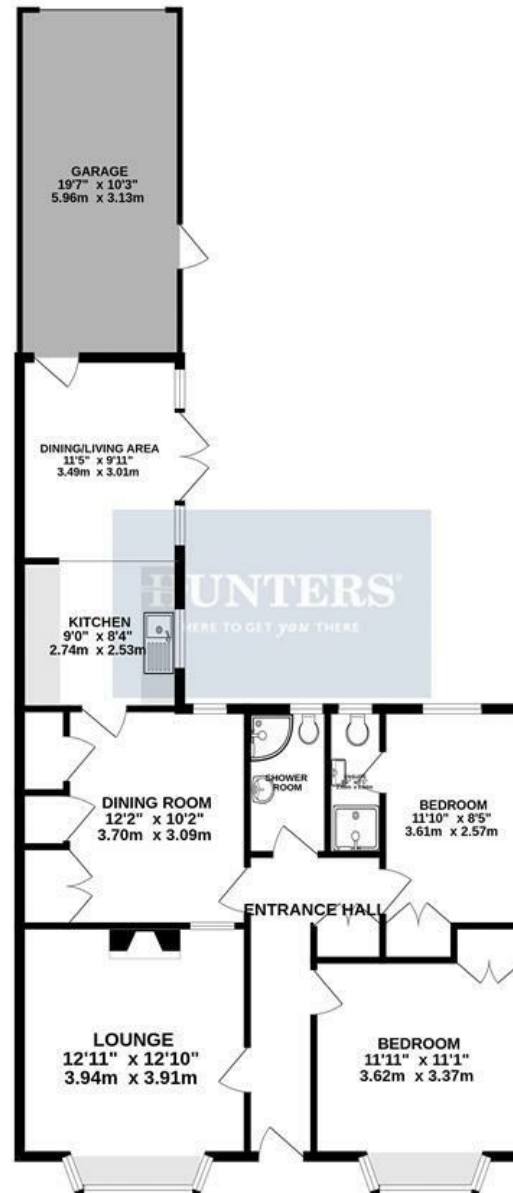
Market Place, Easingwold, York, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com



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GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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- **BUNGALOW**
- **EN-SUITE FACILITIES**
- **NO ONWARD CHAIN**

- **SEMI DETACHED**
- **GARDENS FRONT AND REAR**
- **EPC RATING E**

- **TWO BEDROOMS**
- **GARAGE**
- **COUNCIL TAX BAND D**

STILLINGTON

Stillington is an attractive village about 10 miles north of York.

The village has retained its traditional services, including a community shop and post office run by volunteers, a primary school, doctor's surgery and bus service.

There are two pubs, an Indian restaurant, excellent sports facilities and a wide range of community clubs and organisations.

PORCH

Brick built porch with tiled floor, part glazed timber front door

HALLWAY

Accessed via part glazed timber front door, radiator, loft access point, cloak cupboard

LOUNGE

Feature fireplace with wood surround and cast iron insert, open fire, radiator, bow window to front aspect

DINING ROOM

Full length window to rear aspect, radiator, walk in cupboard, storage cupboard and cupboard housing floor mounted oil fired central heating boiler

KITCHEN/SNUG

Open plan

KITCHEN AREA

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer stainless steel sink unit, integrated electric double oven, hob and extractor hood, plumbing for dishwasher, radiator, window to rear aspect, stripped wooden flooring

SNUG AREA

Windows x 2 to rear aspect, fully glazed double doors to rear aspect, radiator, stripped wooden flooring, recessed ceiling lights, door to garage

BEDROOM ONE

Window to rear aspect, fitted wardrobes, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, tiled floor, opaque window to rear aspect

BEDROOM TWO

Bow window to front aspect, fitted wardrobes, radiator

SHOWER ROOM

Walk in shower cubicle with electric shower, pedestal wash basin, low flush wc, opaque window to rear aspect, ladder style radiator, recessed ceiling lights

OUTSIDE

To the front of the property is an enclosed garden with bushes and shrubs. A side gate gives pedestrian access to the enclosed rear garden. This is mainly paved with borders of shrubs and plants. There is a small pond, a summerhouse and a couple of outbuildings for storage.

GARAGE

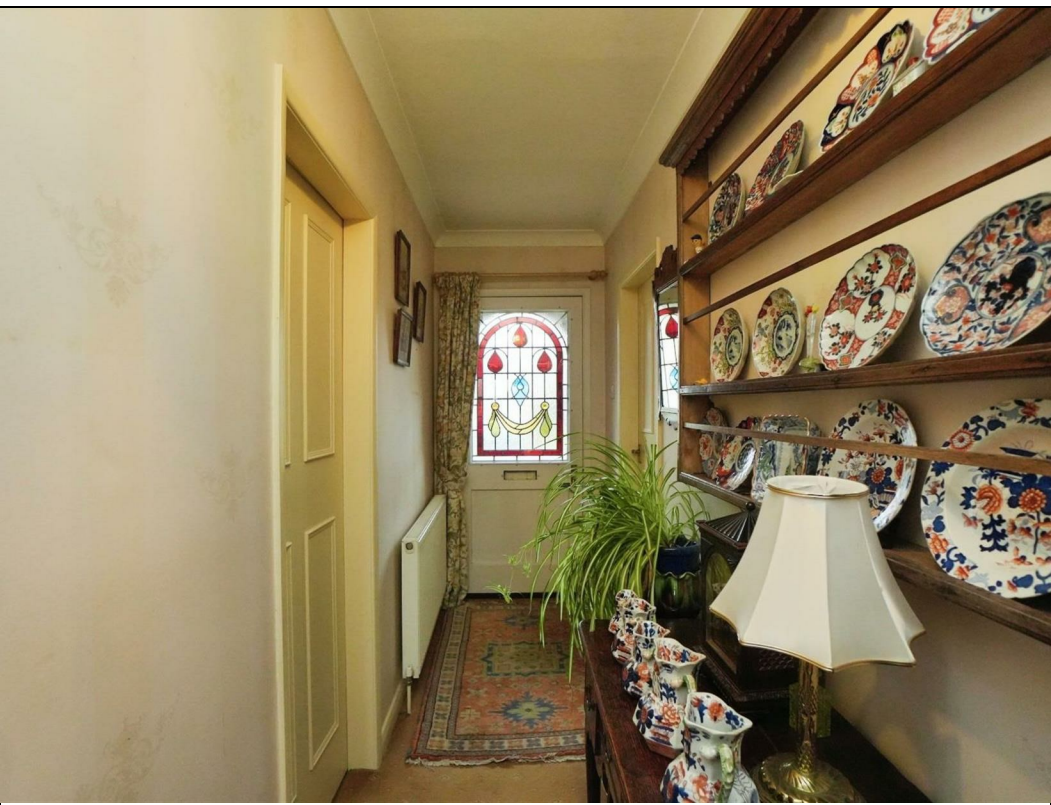
There is a single garage with power and light. The oil tank is situated in the garage and there are personnel access doors to/from the snug and the garden. The garage is accessed from North Back Lane through Manor Court.

ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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