



71 Parkfield, Stillington  
York, North Yorkshire YO61 1JN

Guide Price £335,000

  
**BISHOPS**  
PERSONAL AGENTS



Bishops Personal Agents offer for sale a superb three-bedroom semi-detached family home, set in a quiet cul-de-sac and located in the very popular and sought after village of Stillington, 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 and only four miles from the bustling market town of Easingwold. This house has been a family home to the current owners since 2013 and was updated by them, to create a fabulous home with open plan kitchen/living space and open aspect farmland views from the rear garden. This property will be very popular with a multitude of buyers, including singles, professional couples, young families, those looking to retire, plus commuters working throughout the region. Benefiting from both oil heating and full double glazing, in brief comprises; From the side entrance door we pass into the hallway, with doors leading to the principal reception rooms. To the front is the cosy bay fronted living room, the focal point being the brick fireplace with an open grate and we also find a separate sitting room, perfect for those who work from home, a child's playroom or could be used as a downstairs bedroom. Then in the heart of the house is a fabulous open-plan, kitchen-dining room, the contemporary kitchen, with a range of modern fitted dark grey units, with some integrated appliances, a central island, plus plenty of space for a table and chairs. French doors lead out from this flexible living space into the garden. A downstairs contemporary shower room, completing the ground floor. An open staircase leads up to the first-floor landing, with doors leading off to three bedrooms and a family bathroom with a corner bath. Outside to the front of a house we find a gravel garden area, which provides ample off-street parking. A driveway leads to the detached garage, perfect for a car enthusiast or as a workshop or gym. We also find the south facing fenced garden, laid to lawn, with a raised patio area, just right for outside entertaining. In summary, this lovely home in the very popular village of Stillington, provides an exceptional opportunity to secure a property that is both charming and contemporary, 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.**



### Entrance Hall

8' 9" x 7' 11" (2.66m x 2.41m)

Side upvc entrance door, storage cupboards and radiator\*. Stairs to the first floor. Doors leading to...

### Living Room

18' 3" x 9' 11" (5.56m x 3.02m)

Double glazed bay windows to the front aspect, feature brick fireplace with an open grate, tv point\* and radiator\*.

### Kitchen/Diner

18' 4" x 11' 10" (5.58m x 3.60m)

The fabulous kitchen is fitted with a range of modern grey wall and base units, with matching worktops over, incorporating an inset sink and drainer with mixer taps. Integral appliances include a built in electric oven\* and microwave grill\*, induction hob\* with extractor hood\*. dishwasher\* and space for a fridge/freezer\*. Central island. Ample space for a dining table and chairs, French doors opening onto the garden, down lighting and an upright radiator\*.

### Shower Room

5' 8" x 3' 10" (1.73m x 1.17m)

Modern white suite comprising; Walk in shower cubicle with electric shower\*, pedestal wash hand basin with mixer taps set in a vanity unit, low level wc, extractor fan\*, down lighting and heated towel rail\*.

### Sitting Room

8' 7" x 7' 7" (2.61m x 2.31m)

Double glazed windows to the front aspect, tv point\* and upright radiator\*.

### First Floor Landing

Double glazed windows to the side aspect and loft access. Doors leading to...

### Bedroom 1

13' 3" x 9' 11" (4.04m x 3.02m)

Double glazed windows to the front aspect and radiator\*.

### Bedroom 2

11' 8" x 9' 10" (3.55m x 2.99m)

Double glazed windows to the rear aspect, tv point\* and radiator\*.

### Bedroom 3

8' 8" x 7' 9" (2.64m x 2.36m)

Double glazed windows to the rear aspect, tv point\* and radiator\*.

### Bathroom

8' 11" x 7' 11" (2.72m x 2.41m)

A three piece white bathroom suite comprising; Corner bath with mixer tap and mains shower\*, low-level wc, wash hand basin with mixer tap, double glazed window to the rear aspect and heated rail\*.

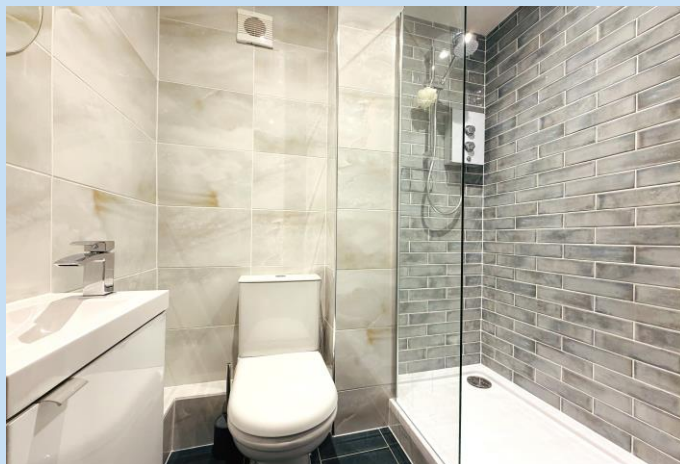
### Garage

25' 6" x 9' 6" (7.77m x 2.89m)

To the rear of the house is a garage with an electric up and over door, side door, power and lighting\*.

### Outside

To the front of the property is a gravel garden area providing ample off street parking. A Side driveway leads to the detached garage. To the rear of the house, we find the fenced garden, laid to lawn, with a raised patio area, perfect for outside entertaining with views over looking open aspect farm land.





### Agents Note

EPC RATING D, COUNCIL TAX BAND C.

Broadband supplier: Sky. Broadband speed: Standard Speed. Water supplier: Yorkshire Water. Gas supplier: No gas, oil boiler system. Electricity supplier: Octopus.





**Find an energy certificate (/)**

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# Energy performance certificate (EPC)

71 Parkfield Stillington YORK YO61 1JN	Energy rating <b>D</b>	Valid until:	30 January 2036
		Certificate number:	 0330-2411-5590-2626-0801

**Property type**

Semi-detached house

**Total floor area**

105 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 C.

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

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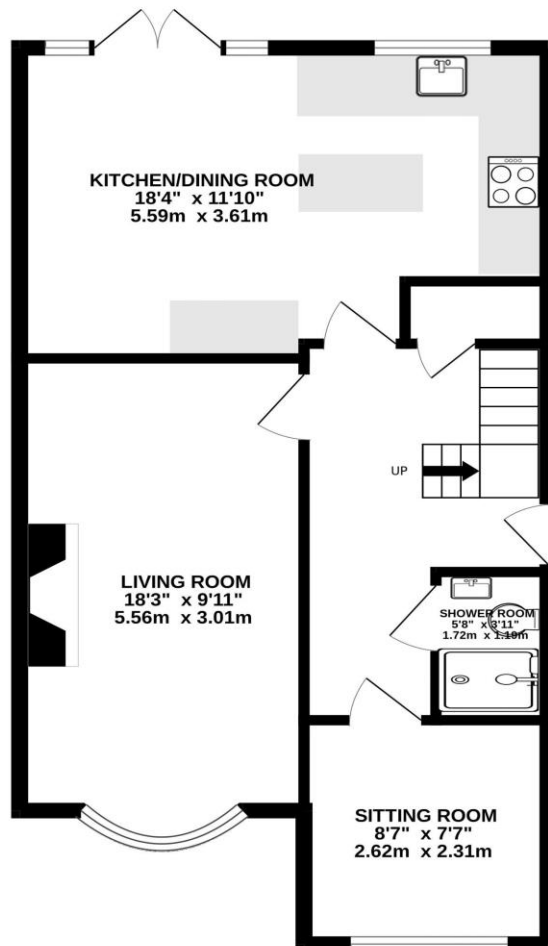
Tel: D: 01904 375376 M: 07497393391

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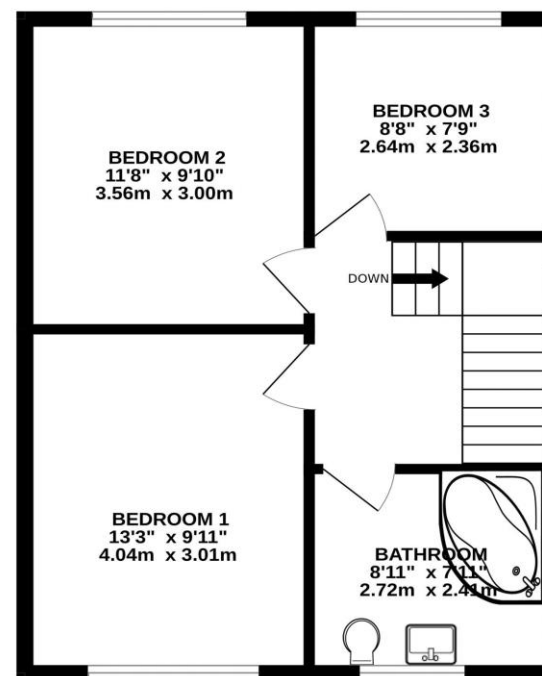
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GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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