



Cawood Road  
Stillingfleet, York  
YO19 6SB

£650,000



A beautifully presented five bedroom detached family home set within generous landscaped gardens, positioned on the edge of the sought after village of Stillingfleet, just fifteen minutes south of York city centre. Stillingfleet is a conservation village within the Fulford Secondary School catchment area, well placed for York, the University, the Designer Outlet and the A64, with access to full fibre broadband.

The property is entered via the front door into a spacious entrance hall with stairs to the first floor. To the rear is a large family kitchen fitted with wall and base units, integrated ovens, induction hob, fridge and dishwasher, with ample space for dining, alongside a rear porch and utility room.

The main reception room provides a generous living space with open fire and Tadcaster stone surround, opening into a substantial conservatory with underfloor heating and views over the rear garden. A second reception room to the front is currently used as a dining room. A storage cupboard and cloakroom with WC complete the ground floor.

To the first floor are five bedrooms and a spacious house bathroom. The principal bedroom enjoys countryside views and an en suite. Bedrooms two and three are doubles, bedroom four includes built in storage and bedroom five is currently used as a home office. The rear bedrooms overlook the village and 12th century church tower. The bathroom comprises a walk in shower, bath, wash basin and WC. There is also an airing cupboard and partially boarded loft.

Externally, there are landscaped gardens to the front and rear, a driveway for off street parking and a detached double garage with electric roller door, power and lighting.

Council Tax Band F



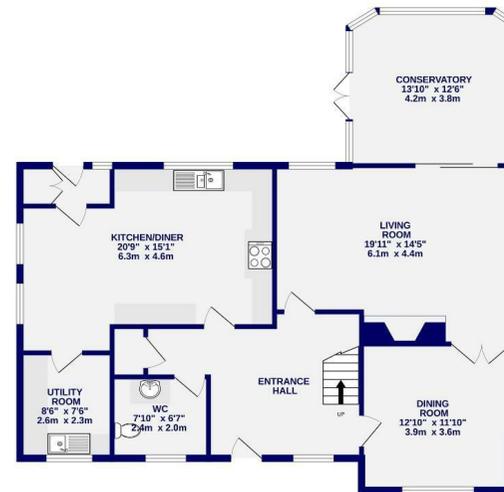


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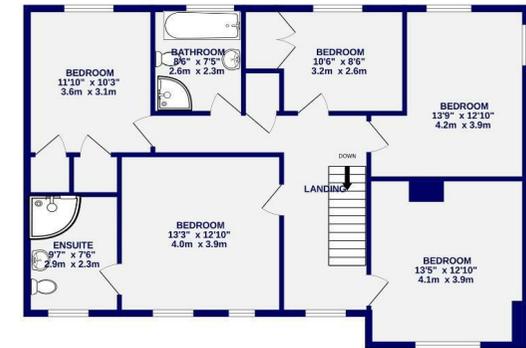
Freehold  
Council Tax Band - F

- Detached House
- Five Bedrooms
- Two Bathrooms
- Double Garage and Driveway
- Large Plot Set Back From The Road
- Beautiful Village
- EPC E

GROUND FLOOR  
1144 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR  
1025 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 2170 sq.ft. (201.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area 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.  
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