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# High Street, Stillington, York

## Guide Price £375,000



Situated in the much sought after village of Stillington this three bedroom semi detached property is extremely well presented and is sure to appeal. Benefiting from oil fired heating and extensive double glazing it comprises: hallway, utility room/wc, breakfast kitchen and lounge/diner. To the first floor are three double bedrooms and a bathroom. There is a lovely garden to the rear and off street parking for two vehicles. EPC rating D and Council Tax Band D. A viewing is highly recommended to appreciate all this property has to offer. Apply Easingwold Office on 01347 823535.

## **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.

### **HALLWAY**

Accessed via part glazed composite front door, windows to either side, stairs to first floor, wood flooring

### **UTILITY/WC**

Fitted base and wall mounted cupboards, matching work surface with inset circular sink unit, plumbing for washing machine, low flush wc, radiator, opaque window to side aspect

### **DINING KITCHEN**

Fitted with a range of base and wall mounted units with matching preparation surfaces, inset single drainer sink unit, integrated items to include electric double oven, hob, cooker hood, fridge freezer and dishwasher, breakfast bar, vertical radiator, part glazed door to side aspect, radiator, understairs storage area, window overlooking rear garden

### **LOUNGE/DINER**

Fireplace with beamed mantle and inset electric fire, window to front aspect, fully glazed double doors to rear garden, wood flooring, radiators x 2

### **FIRST FLOOR**

#### **BEDROOM ONE**

Wood effect flooring, window to front aspect, walk in cupboard, fitted wardrobes, radiator

#### **BEDROOM TWO**

Window to rear aspect, radiator, wood effect flooring

#### **BEDROOM THREE**

Window to front aspect, fitted cupboard, radiator

### **BATHROOM**

Suite comprising panelled bath, walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, ladder style radiator, recessed ceiling lights, opaque window to rear aspect

## **OUTSIDE**

To the front of the property are gravelled borders. A gate allows pedestrian access down the side of the property to the enclosed rear garden. This is laid mainly to lawn with a stone patio area and gravelled borders. There is a summerhouse and the oil tank.

### **PARKING**

A gravelled driveway accessed from North Back Lane to the rear of the property affords off street parking for two vehicles.

### **ADDITIONAL INFORMATION**

- New boiler and fittings installed in January 2025

### **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**

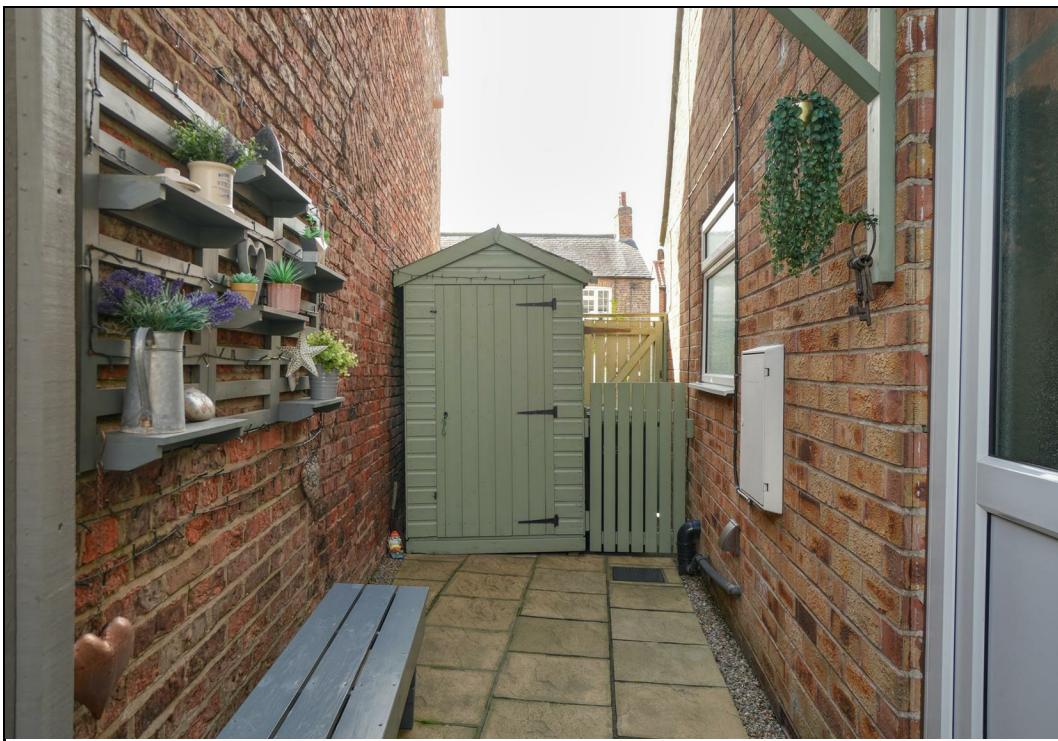
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.









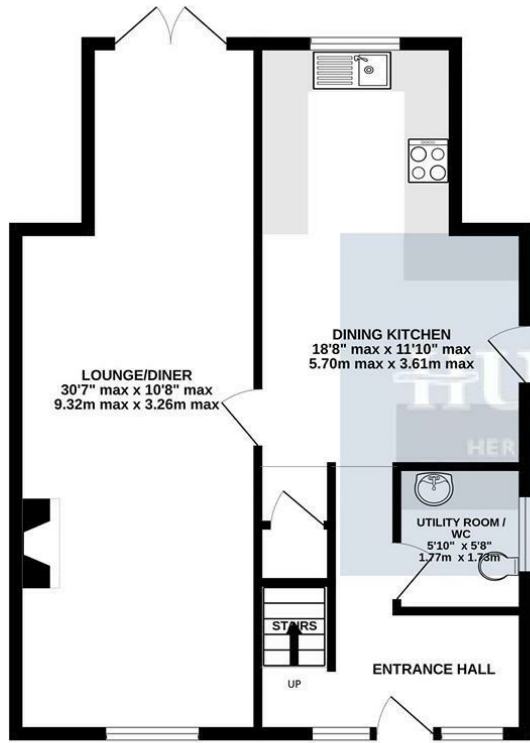




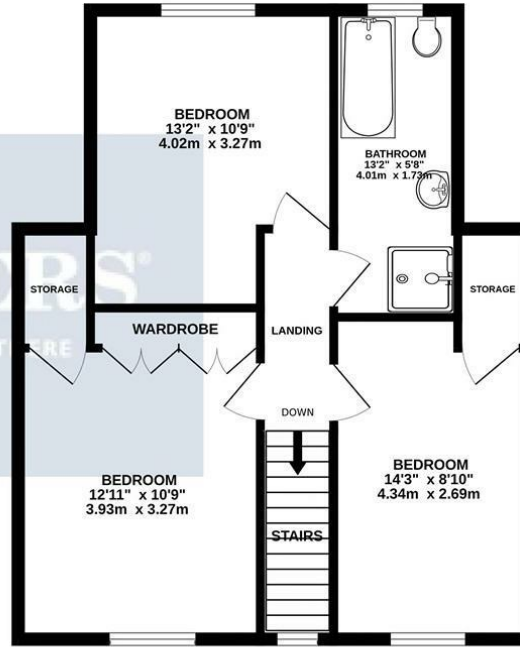


BULLSHIT CORNER

GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.

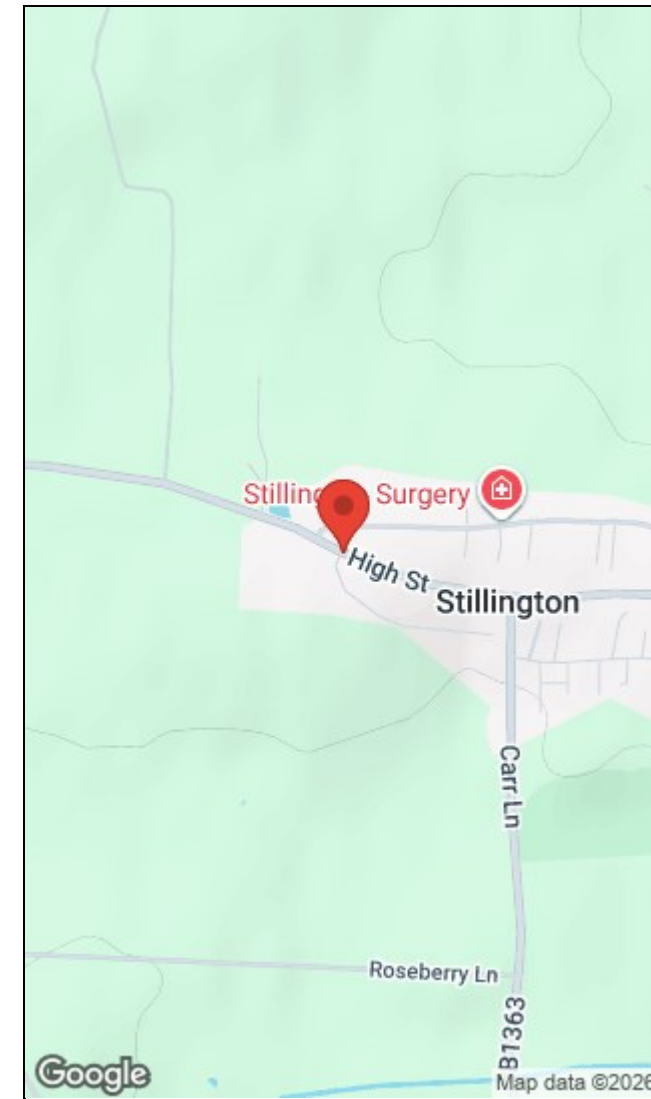


1ST FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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