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Cawood Road Stillingfleet, York YO19 6SB

Freehold
Council Tax Band - F

• Detached House

• Five Bedrooms

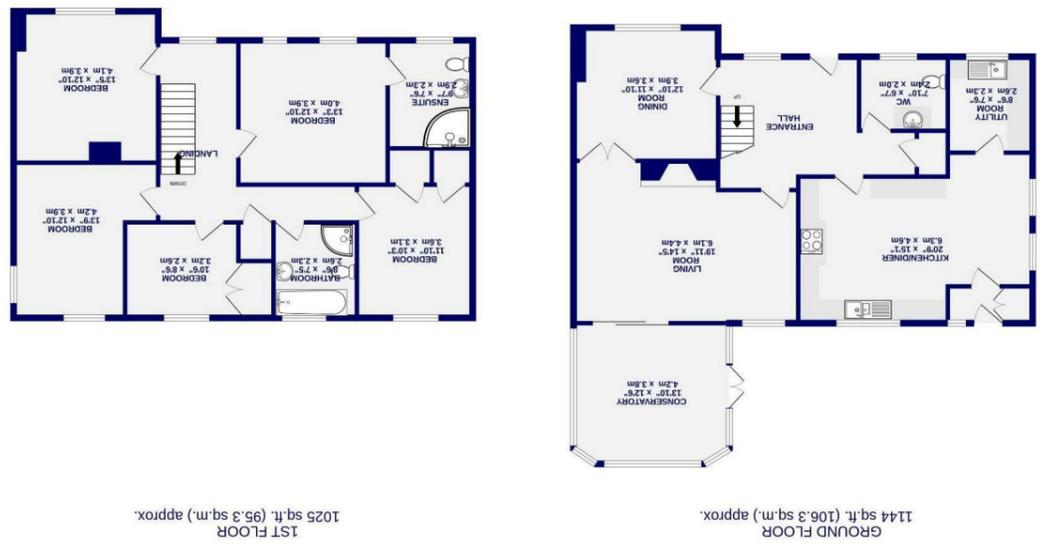
• Two Bathrooms

• Double Garage and Driveway

• Large Plot Set Back From The Road

• Beautiful Village

• EPC E



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

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

TOTAL FLOOR AREA: 2170 sq.ft. (201.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and other areas are approximate. It should be noted that the floorplans are not intended to be used for any legal, planning or other purposes. The floorplans are for illustrative purposes and should be used as a guide only. Purchasers should satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Cawood Road
Stillingfleet, York
YO19 6SB

£650,000

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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

