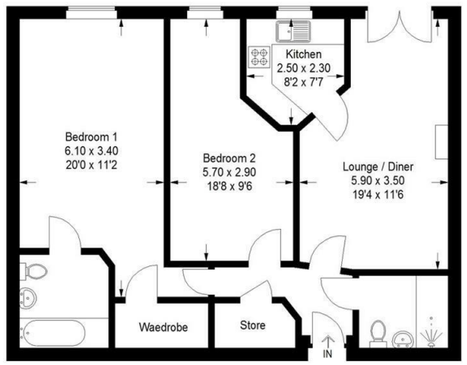
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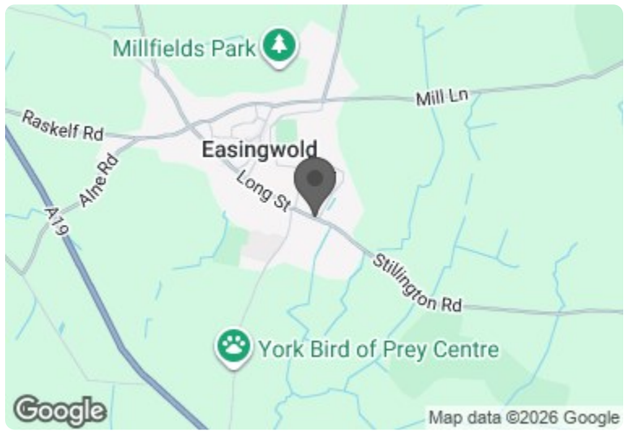
Stillington Oaks, YO61

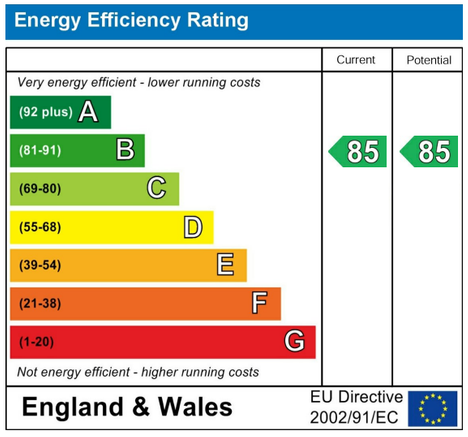
Approximate Gross Internal Area
78.3 sq m / 843 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.(ID:1188178)

Council Tax Band: D





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The Property Ombudsman

McCarthy Stone
Resales

12 Stillington Oaks

Stillington Road, York, YO61 3GP







PRICE REDUCTION

Asking price £235,000 Leasehold

A bright, southwest-facing two-bedroom, two-bathroom retirement apartment on Stillington Road, Easingwold. Offering a spacious lounge, fitted kitchen, en-suite main bedroom, and communal facilities within a well-managed over-60s development close to the town centre. A low-maintenance, secure and comfortable home.

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Stillington Road, Easingwold, York

2 Bed | £235,000

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• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Summary
Stillington Oaks was purpose-built by McCarthy & Stone for retirement living and comprises 37 one and two-bedroom apartments exclusively for those aged 60 and over. The development benefits from a dedicated House Manager and a 24-hour emergency call system, accessible via a personal pendant and bathroom call points.

The apartment includes a fully fitted kitchen, en-suite bathroom, and a separate shower room. Homeowners also enjoy access to a welcoming communal lounge and beautifully landscaped gardens. A guest suite is available for visiting friends and family (additional charges apply).

A car parking permit scheme operates at the development — please speak to the House Manager for current availability.

Stillington Oaks is located in the charming market town of Easingwold in North Yorkshire. The town offers a relaxed pace of life, surrounded by some of the region's most picturesque scenery, and sits just 12 miles north of the historic city of York. Easingwold provides a good selection of shops and amenities, including butchers, bakers, small supermarkets, banks, and the well-regarded Galtres Centre, which hosts clubs, activities, shows and performances.

Transport links are excellent, with the A19 giving easy access south to York and north to Thirsk and Middlesbrough. Regular bus services also connect Easingwold with surrounding towns, villages, and key destinations.

Please note: residents must meet the minimum age requirement of 60 years.

Entrance Hall
Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom

Lounge
Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

Bedroom One
Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

En-suite Bathroom
Fully tiled and fitted with suite comprising of bath. WC, vanity unit with sink and mirror above.

Bedroom Two
Spacious second bedroom which could also be used as a dining room or study. Ceiling lights, TV and phone point.

Shower Room
Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

Service Charge
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager

The annual service charge is £4,623.28 for the financial year ending 30/09/2027.

Car Parking (Permit Scheme) subject to availabilit
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services
• Ultrafast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease Information
Lease: 999 years from 1st Jan 2016
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031

PRICE REDUCED











